

SIERRA COUNTY GENERAL PLAN

BACKGROUND DOCUMENT VOLUME I

JULY, 1996

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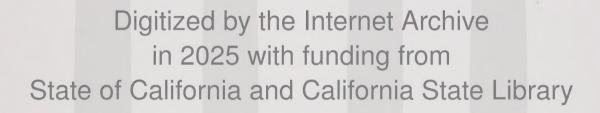


Table of Contents

	Chapter
Land Use Element	1
Economic Element	2
Housing Element	3
Circulation Element	4
Public Facilities Element	5
Parks and Recreation Element	6
Noise Element	7
Water Resources Element	8
Γimber Resources Element	9
Agricultural Element	10
Mineral Management Element	11
Cultural Resources Element	12
Plants and Wildlife Element	13
Safety Element	14
Energy Element	15
Visual Element	16
Air Quality Element	17
Sources	



List of Tables

Land U	Jse Element	1
Table		page#
1-1	Existing Land Use in the Unincorporated Area Communities, 1992	
1-2	Ratios of Land Use per 100 Households	
1-3	Existing Land Uses (Excluding the City of Loyalton) 1992	
1-4	Existing Land Uses - Percent Distribution, 1992	
1-5	Actual and Projected Population G	
1-6	Population Trends & Projections - Sierra County 1950-2010	1-11
1-7	Population, Households & Housing - Trends 1970-1992	
1-8	Estimating Population, Households and Housing - 2012	
1-9	Target Guidelines for Projected Land Use Changes in the	
	Unincorporated Area	1-14
1-10	Actual Vacant Acreage Provided on Land Use Diagrams	1-14
1-11	Households & Employment Trends and Projections, 1970-2012	1-15
1-12	Constraints Incorporated into Land Use Diagrams	1-17
1-13	Potential Jobs/Households at Ultimate Buildout	1-23
1-14	Employment Densities	
1-15	Sierra County Potential Growth Patterns	
1-16	Key Calpine Land Use Issues	
1-17	Key Downieville Land Use Issues	
1-18	Key Sierraville Land Use Issues	
1-19	Key Sierra City Land Use Issues	
1-20	Key Pike Land Use Issues	
1-21	Key Sattley Land Use Issues	
1-22	Key Loyalton Land Use Issues	
1-23	Key Sierra Brooks Land Use Issues	
1-24	Goodyears Bar Land Use Areas	1-35
1-24a		
1-25	Sierra County General Plan Potential Population at Buildout	1-30
1-26	General Plan Potential Community Area Buildout Calculations - Alleghany	1 30
1 27	General Plan Potential Community Area Buildout Calculations -	1-39
1-27	Bassetts	1_40
1-28	General Plan Potential Community Area Buildout Calculations -	
1-20	Calpine Area	1-41
1-29	General Plan Potential Community Area Buildout Calculations -	
1-25	Downieville Area	1-42
1-30	General Plan Potential Community Area Buildout Calculations -	
1-30	Goodyears Bar	1-43
	0004,04.0	

1-31	General Plan Potential Community Area Buildout Calculations - Outside Loyalton	1-44
1-32	General Plan Potential Community Area Buildout Calculations - Pike	
1-33	General Plan Potential Community Area Buildout Calculations -	1-45
	Sattley	1-46
1-34	General Plan Potential Community Area Buildout Calculations - Sierra Brooks	1-47
1-35	General Plan Potential Community Area Buildout Calculations -	
4 00	Sierra City	1-48
1-36	General Plan Potential Community Area Buildout Calculations - Sierraville	1-49
1-37	General Plan Potential Community Area Buildout Calculations -	
4 00	Verdi	1-50
1-38	General Plan Potential Outside of Community Areas Buildout Calculations	1-51
Econo	omic Element	2
Table		page#
2-1	Calendar Year Unemployment Rates	2-4
2-2	Civilian Labor Force Employment and Unemployment	
2-3	Sierra County Unemployment 1990, 91, 92	
2-4	Annual Average Wage and Salary Employment	
2-5	Timber Industry Related Employment.	
2-6 2-7	Timber Harvests by Calendar Year.	
2-8	Federal Forest Reserve Receipts Received by Sierra County Active Sierra County Sawmills	
2-9	Tahoe Sales Program History/Status	
2-10	Basic Farm Characteristics.	
2-11	Selected Farm Characteristics	
Housi	ng Element	3
11000		
Pleas	e see Housing Chapter	
Circul	ation Element	4
Table		page #
4-1	Daily Vehicle Miles (DVM)	4-7
4-2	Roadway Average Daily Traffic Capacity Assumptions	
4-3	Roadway Segment Level of Service Analysis	4-12

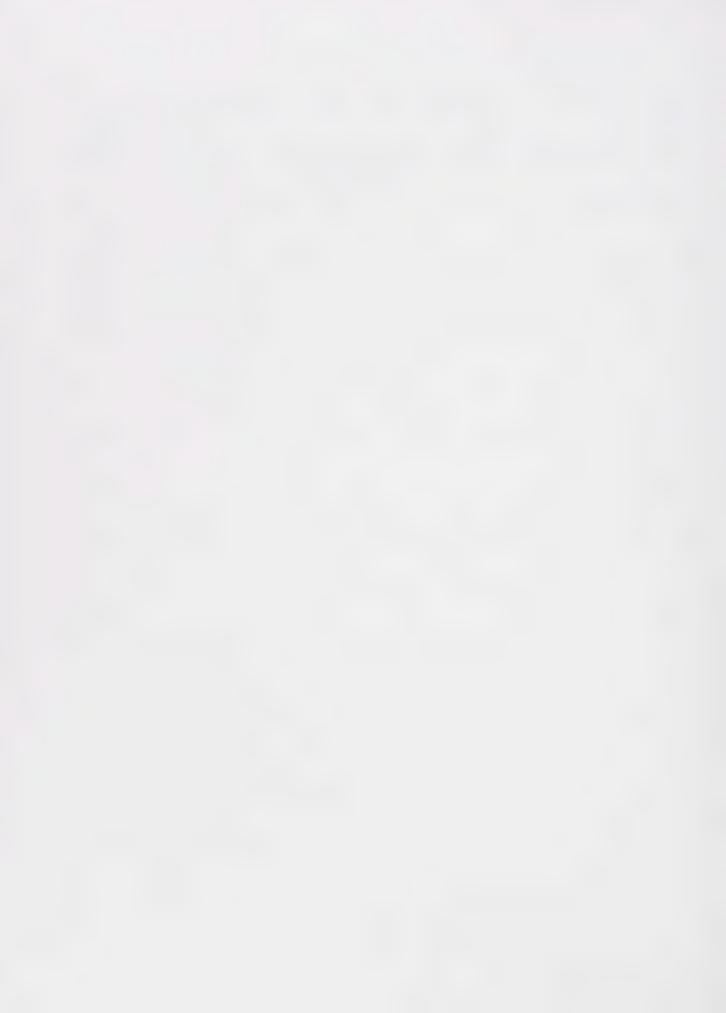
4-4	Accident Summary	4-22
4-5 4-6	Recreational Traffic Areas of Concern	
4-0 4-7	Local Roadway Areas of Concern	
4-7	Trip Generation Analysis	
4-0 4-9	Roadway Level of Service Monitoring Checklist	
4-9	Road Improvement Priorities	
4-10	Draft Sierra County Roadway Classifications	4-48
Public	Facilities Element	5
Table	pa	age#
5-1	Sierra County Public Facilities Issues	. 5-1
5-2	Sierra-Plumas Joint Unified School District Schools and Service Areas	
5-3	Sierra-Plumas Joint Unified School Enrollment 1983-1992	
5-4	School Facilities - Acreage / Number of Classrooms/ Teachers	5-6
5-5	Sierra County Sheriff's Department	
5-6	National Forest Service Ranger Stations Serving Sierra County	
5-7	Quantity of Solid Waste Disposed of at Loyalton Landfill	5-47
5-8	Comparisons of selected counties' per capita cost of service and	
	assessed values	
5-9	Cost of Services Summary	
5-10	Projected Revenue to Cost of Service General Plan Development	
5-11	Revenue/Expenditure Trends in Sierra County	5-54
Parks	and Recreation Element	6
Table	pa	age#
6-1	General Plan Parks and Recreation Issues	6-2
6-2	Parks and Existing Recreation Facilities	
6-3	Park Acreage shown on Land Use Diagram	
6-4	Private Recreation Facilities in Sierra County	6-5
6-5	Federally Owned Recreation Facilities - Tahoe National Forest	6-6
6-6	Federally Owned Recreation Facilities - Toiyabe National Forest	6-8
Noise	Element	7
Table	D.	age#
7-1	General Plan Noise Element Related Issues	_
7-2	Distance from Center of Roadway to 60 dBL _{dn} Contours	
7-3	Approximate Distance to Railroad Noise Contours	
7-4	Firearm Noise Level	

Water	Resources Element	8
Table		Page #
8-1	General Plan Water Resources Issues	
8-2	Drainage Areas and Average Annual Flows	8-14
8-3	North Yuba Unit Surface Water Rights	8-35
8-4	Middle Yuba Unit Surface Water Rights	
8-5	Middle Feather River Unit Surface Water Rights	8-41
8-6	Sierra Valley Unit Surface Water Rights	
8-7	Little Truckee River Unit Surface Water Rights	8-43
8-8	Herlong Unit Surface Water Rights	
8-9	Surface Water Rights Totals by Hydrographic Unit and Watershed	8-45
8-10	Probable Ultimate Water Use by Hydrologic Units	8-67
8-11	Instream Flow Requirements	8-70
8-12	County Streams Once Classified as Degraded	8-77
8-13	CCR 936.5 Procedures for Determining Water Course and Lake	
	Protection Zone Widths and Protective Measures	
8-14	Guidelines for Determining Minimum SMZ Widths	
8-15	Tahoe National Forest Wild and Scenic Rivers Eligibility List - Sierra County.	8-96
Timbe	er Resources Element	9
Table		Page #
9-1	Sierra County Timber Resources Issues	_
9-2	Estimated Productivity of Private Lands Zoned TPZ	
9-3	Sierra County Timber Industry Related Employment	
9-4	Employment in Wood Products Industry	
9-5	Total Timber-Related Jobs Value	
9-6	Active Sierra County Sawmills	9-13
9-7	Timber Harvest Trends: California and Sierra County	
9-8	Timber Harvest Trends: Tahoe National Forest	9-14
9-9	Public and Private Timber Harvests Levels in Sierra County	9-15
9-10	Federal Forest Reserve Receipts Received by Sierra County	
9-11	Price Trends in Lumber Industry	9-24
9-12	Past and Potential Timber/Residential Conflicts	9-26
9-13	Characteristics of Three Forms of Residential Development	9-28
9-14	Ten-Year Timber Sale Action Plan.	
Agricu	ıltural Element	10
Table		Page #
10-1	Sierra County General Plan Agricultural Resources Issues	
	Summarized Uses for the Soil Associations of Sierra Valley	

10-3 10-4 10-5 10-6 10-7	Soils Compatibility Grouping. Estimated Average Yield per Acre of Principle Crops. Sierra County Livestock Production/Value (1992). Basis Farm Characteristics. Selected Farm Characteristics.	10-19 10-27 10-28
Minera	al Management Element	11
Table		Page #
11-1	Sierra County Table of Mines and Prospects	
11-2 11-3	Summary of Economic Impact Projections of Mining in Sierra County Economic Impact of Mining on Sierra County Data Sheet	
Cultura	al Resources Element	12
Table		Page #
12-1	Sierra County Cultural Resources Issues.	. 12-2
12-2	Potential Site Sensitivity for Cultural Resources	
12-3	Important Cultural Resources Already Inventoried	
12-4	Sierra County Community Living Historic Area	
12-5	Sierra County Rural Vista Area	12-12
12-6	Standards for Historic Preservation Projects (US Sec of Interior)	
12-7	Available Tax Credits	12-15
12-8	State Historic Building Code	12-16
Plants	and Wildlife Element	13
Table		Page#
13-1	Sierra County General Plan Biotic Resources Issues	. 13-1
13-2	California Department of Fish and Game	
	Natural Diversity Database	13-12
13-3	California Department of Fish and Game Special Plants, Aug. 1991	
13-4	Special Natural Communities Predicted to Occur in Sierra County	13-15
13-5	Objectives for the Old-Forest Zone of the Riparian/Old Forest Network	
13-6	Objectives for Desired Future Conditions in Riparian Zones	
13-7	Location of Lakes in Sierra County	
13-8	Location of Streams in Sierra County	
13-9	Major Deer Use Area Migration Corridors	
	Critical Summer / Winter Deer Ranges/ Fawning Areas and	
	Deer Holding Areas	13-33
13-11	Sierra Valley Watershed Streams	13-37
	Special Wildlife Species Predicted to Occur	
	in Sierra Valley Watershed	13-42

13-13	Special Species Sighted in Sierra Valley Watershed	13-42
	Little Truckee River Area Predicted Wildlife Special Species	
	Little Truckee River Area: Stampede Reservoir	
13-16	Little Truckee River Area: Perazzo Meadows	13-59
13-17	Little Truckee River Area: Independence Lake	13-60
	Little Truckee River Area: Kyburz Flat	
13-19	Little Truckee River Area: Webber Lake	13-62
13-20	Middle Fork of the Yuba River	13-66
13-21	Middle Fork of the Yuba River: Jackson Meadows and Milton Reservoirs	13-69
13-22	North Fork of the Yuba River Tributaries	13-70
13-23	North Fork of the Yuba River Area: Goodyear's Bar and Indian Valley	13-81
13-24	Sierra Buttes Recreation Area Lake System	13-82
13-25	Sierra Buttes Recreation Area Predicted Special Wildlife Species	13-83
13-26	Plumas National Forest Land and Resource	
	Management Plan Standards and Guidelines (excerpts)	13-83
13-27	Biotic Resources Element Goals, Policies,	
	and Implementation Measures	13-94
Safety	Element	14
Table	The second secon	Page #
14-1	Sierra County Safety Issues	14-1
14-2	Historical Flood Flows - North Yuba River	
14-3	Evacuation Plan Status for Affected Sierra County Dams	14-8
Energy	y Element	15
Table		-
15-1	Sierra County General Plan Energy Resource Issues	
15-2	Excerpts from the California Energy Plan	15-3
15-3	1992 - 93 California Energy Plan Recommendations and	
	Selected Action Steps	15-4
15-4	Summary of Small Energy Facilities	15-12
15-5	Sierra County Electricity Service Areas.	15-13
15-6	Environmental Features Impacted by the Wambo Bar and/or	
	Pauly-Lavezzola Projects	15-15
15-7	Summary Description of Existing Private Hydroelectric Projects	
	in Sierra County	15-16
15-8	Generic Industry Priority Criteria	15-25
15-9	Industry Priority List	15-26

Visual	Element	16
Table 16-1	Sierra County Scenic Roads	Page #
	Sierra County Scenic Features Deserving Protection	
Air Qu	uality Element	17
Table		Page #
	Sierra County Air Quality Issues	
	Ambient Air Quality Standards	
17-3	Air Quality Monitoring Trends	17-10



List of Figures

Land l	Use Element	1
Figure 1-1	Sectors Map of Sierra County	Page # 1-9
Econo	omic Element	2
Figure 2-1	e Sierra County Unemployment 1990, 91, and 92	Page #
Circula	ation Element	4
Figure 4-1 4-2 4-3 4-4 4-5 4-6 4-7 4-8 4-9	Sierra County Regional Tranportation Nerwork. Existing Daily Traffic Volumes. Federal Highways and Roads. Forest Highway System. Scenic Highways. Future Daily trafic Volumes. Circulation Element Diagram. Proposed Circulation Improvements - Sattley Area. Proposed Circulation Improvements - Sierraville Area.	4-5 4-10 4-15 4-17 4-35 4-39
Geolo	gic Element	8
Figure 8-1 8-2 8-3 8-4 8-5 8-6 8-7 8-8 8-9	Generalized Geographic Map of Sierra County. Watersheds of Sierra County. Schematic of North Yuba and Middle Yuba River Surface Water System. Schematic of Little Truckee River Surface Water System. Area of Temporary Influence of Pumping Wells on Artesian Ground Water Levels Surface Water System. Ground Water Basin and Geologic Faults. Irrigation Class of Ground Water. Temperature of Ground Water. Sources of Potential Degradation of Surface and Ground Water.	8-9 8-17 8-29 8-53 8-57 8-59 8-63
Timbe	er Element	9
Figure	e Sierra County TPZ Lands	Page #

LAND USE ELEMENT

GENERAL PLAN 2012





JULY, 1996

1. Land Use &
Open Space Element

Background Discussion

Previous Land Use Planning

Sierra County's first general plan was adopted in 1967; the County utilized a HUD701 planning grant to prepare it. A separate Conservation/Open Space Element was added in 1972, a Wildlife Element was added in 1977, and the Housing Element was updated in 1978.

The previous Land Use Diagrams relied on a system of areas designated Urban (these were existing communities where residential, commercial, industrial, and other urban uses were allowed) and areas designated for non-urban uses: General Forest, Intermediate Forest, Agriculture, Recreation, Water Influence, and Travel Influence. Numerous zoning districts implemented these land use designations. In particular, the Urban areas were implemented by a number of zoning districts including a transitional "Community Expansion Area" band which allowed parcels as small

as 10 acres in size if conditions permitted. This zone was considered a holding zone or phasing tool, rather than a blanket 10-acre minimum zone to be used on a case-by-case basis relative to need/conditions.

This updated General Plan includes Land Use Diagrams which build on the previous land use designations and zoning. The overall vision of land use is not changed greatly, rather additional detail is added and refinements are made based on environmental constraints. For example:

- The previous Intermediate Forest, and General Forest designations are combined into one Forest designation.
- Overlay designations are added to apply to base land uses allowed - for historic preservation, mineral extraction, conservation, scenic corridors, and other special treatment areas.
- The Community Expansion Area is eliminated; and Community Core and Community Influence areas are created instead.

Zoning and Subdivision Ordinances

The principal General Plan implementation tools in Sierra County are its Zoning and Subdivision Ordinances.

The Zoning Ordinance sets forth allowed uses in each zoning district in greater detail than the General Plan and regulates lot sizes, setbacks, allowed building heights, etc.

The Subdivision Ordinance regulates the creation of lots through tentative and final subdivision maps and parcel maps and sets forth requirements for dedications, fees and improvements.

Both of these ordinances will need to be revised to ensure consistency with this updated General Plan.

Existing Land Uses

Tables 1-1 and 1-2 show existing urban land use acreages and acres per 100 households in communities of the five principal sectors of the County. Tables 1-3 and 1-4 summarize the full range of existing land uses in the County by acreage and percent of land area. As shown on Table 1-4 forest areas (which may include large acreage housing) total 91% of the area, agricultural uses amount to 7%, and community uses (smaller lot residential, commercial, industrial, etc.) total only 0.9% of the County's land area. Figure 1-1 delineates the five planning sectors used for analysis. The Appendix to this Element includes these existing land use figures broken down into further detailed categories and also by individual communities within sectors.

Table 1-1
EXISTING LAND USE IN THE UNINCORPORATED AREA COMMUNITIES
Sierra County 1992

Planning Areas>>>			Se	ectors		_
	Southwest Sector	Highway 49 Corridor		Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
TOTAL ACRES	99	289	279	227	78	972
Residential	80	240	199	94	35	648
Community	1	5	9	33	0	48
Commercial & Office	9	25	36	0	27	97
Industrial and Utility	9	19	35	100	16	179

Source: See Memo text.

Note: Changes were made in the Residential acreages in the Southwest and Verdi sectors to provide comparable data.

SOURCE: John W. Cone

Table 1-2 RATIOS OF LAND USE PER 100 HOUSEHOLDS Sierra County 1992

-	Planning Areas>>>			S	ectors		
	Year	Southwest Sector	Highway 49 Corridor		Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
	TOTAL ACRES	92	79	115	100	163	98
	Residential	74	66	82	41	73	65
	Community	1	1	4	14	0	5
	Commercial & Office	8	7	15	0	56	10
	Industrial and Utility	8	5	14	44	33	18

SOURCE: John W. Cone, Table 3.

Projections

Growth Trends / This Plan is not intended to stimulate or inhibit growth but rather to guide growth in the County over the next 20 years (2012) though adjustments to the Plan are expected within that period. Past growth trends (population, household, housing unit, and employment in the County and growth projections are detailed in the Housing Element. To summarize, the State's extended projections anticipate that the County's population (including the City of Loyalton) will increase from 3,318 in 1990 to 4.110 in 2012. These projections anticipate that the County's population will grow at a somewhat faster rate (36 persons per year average) than they did in the 1980's (26 persons per year average) but below the growth rates experienced in the 1970's (71 persons per year average).

> Because of these modest growth rates, a growth rate target was not selected for this General Plan. However, the growth rate should

be monitored yearly and if growth rates exceed 2% (incorporated and unincorporated area) which is the highest rate experienced recently (the '70s decade), adjustments to the General Plan policies and programs may be necessary.

Table 1-3
EXISTING LAND USES
Sierra County (Excluding the City of Loyalton)
1992

Planning Areas>>>			Sect	ors		
Types of Land Use	Southwest Sector	Highway 49 Corridor	Highway 89 Corridor	Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
Land Use Totals	73,458	241,662	123,383	120,029	28,057	586,589
Resource Uses Forest Agriculture Open Space Water	72,388 72,388	240,705 239,547	121,256 95,863 24,143	119.234 102,071 16,256 907	28.013 23,907 1,322 544 2,240	581.596 533,776 41,721 1,451 4,648
Residential: Permanent Single Family [1] Vacant Multi-family Vacant Mobile Homes (or RV's)	<u>595</u> 372 223	368 230 124 6 4	290 199 77	316 94 222	Q	1.569 895 646 6 4
Community Uses	1	5	2	<u>33</u>	Ō	48
Seasonal Residential/Lodging	<u>68</u>	404	1.733	11	Q	2.216
Commercial	2	19	<u>31</u>	<u>0</u>	26	85
Office Type Uses	Q	6	5	Q	2	13
Industrial	393	146	24	<u>358</u>	Ω	921
Utilities	<u>4</u>	2	. 11	Q	<u>16</u>	40
Transportation (excludes streets and highways)	Ω	Ω	<u>24</u>	77	<u>.</u> 0	101

Source: Summary data of table prepared by Sierra County Public Works and Planning departments,

page 1

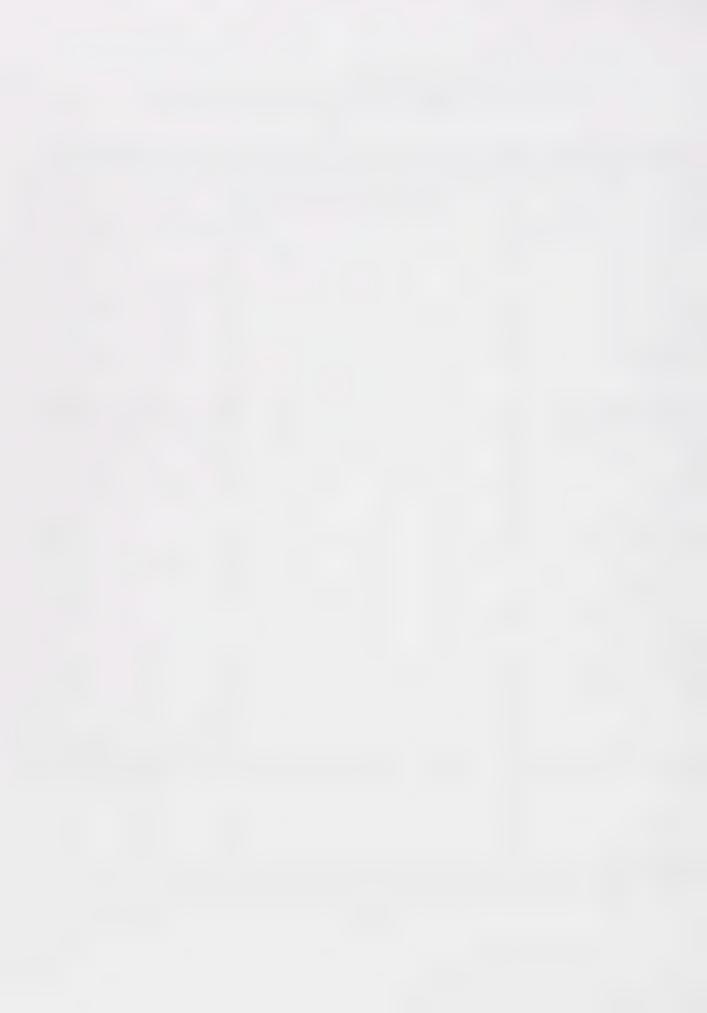
SOURCE: John W. Cone

Table 1-4
EXISTING LAND USES – PERCENTAGE DISTRIBUTION
Sierra County (Excluding the City of Loyalton)
1992

***************************************						000000000000000000000000000000000000000
Planning Areas>>>			Secto	ors		
	Southwest I	Highway 49	Highway 89	Outside	Verdi	TOTAL
Types of Land Use	Sector	Corridor	Corridor	Loyalton	Sector	ACRES
	500.61	00111001	-	Sector	Areas	
		ТОТ	'AL LAND US	ES		
Land Use Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Forest	98.5%	99.1%	77.7%	85.0%	85.2%	91.0%
Agriculture	0.0%	0.0%	19.6%	13.5%	4.7%	7.1%
Open Space	0.0%	0.0%	0.0%	0.8%	1.9%	0.2%
Water	0.0%	0.5%	1.0%	0.0%	8.0%	0.8%
Urban/Community Uses	1.5%	0.4%	1.7%	0.7%	0.2%	0.9%
	"URBAN" OR COMMUNITY LAND USES					
Totals :	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Residential: Permanent	55.6%	38.5%	13.6%	39.7%		31,4%
Single Family [1]	34.8%	24.0%	9.4%	11.8%		17.9%
Vacant	20.8%	13.0%	3.6%	27.9%		12.9%
Multi-family	0.0%	0.6%	0.0%	0.0%		0.1%
Vacant	0.0%	0.4%	0.0%	0.0%		0.1%
Mobile Homes (or RV's)	0.0%	0.4%	0.7%	0.0%		0.4%
Community Uses	0.1%	0.5%	0.4%	4.2%	0.0%	1.0%
Seasonal Residential/Lodging	6.4%	42.2%	81.5%	1.4%	0.0%	44,4%
Commercial .	0.8%	2.0%	1.5%	0.0%	59.1%	1.7%
Office Type Uses	0.0%	0.6%	0.2%	0.0%	4.5%	0.3%
Industrial	<u>36,7%</u>	15,3%	1.1%	45.0%	0.0%	18.4%
<u>Utilities</u>	0.4%	().9%	0.5%	(),()%	36,4%	0.8%
Transportation (excludes streets and highways)	0,0%	0.0%	1,1%	9.7%	0.0%	2.0%

Source: Summary data of table prepared by Sierra County Public Works and Planning departments,

page 3



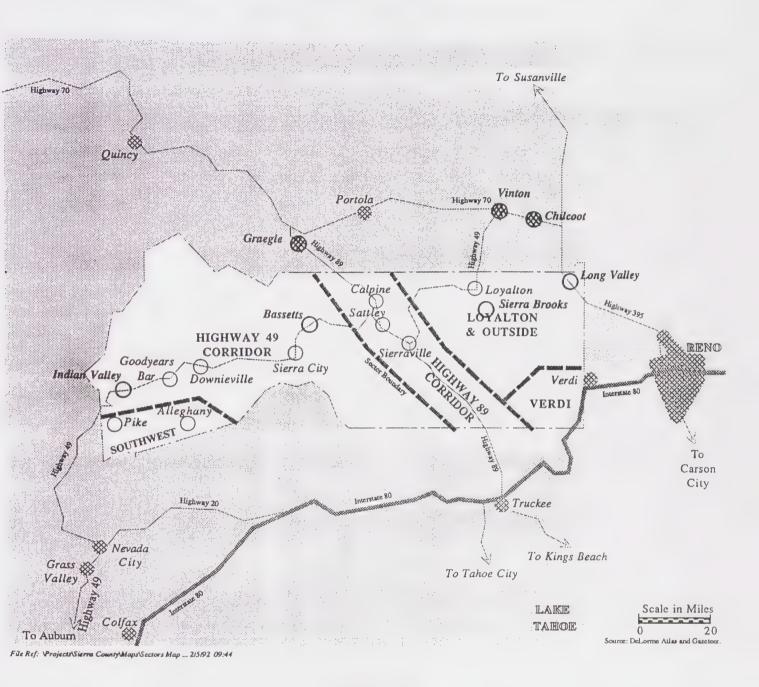


FIGURE 1-1

SECTORS MAP

SIERRA COUNTY

Schematic Map Showing the Location of the Major Communities and Highways



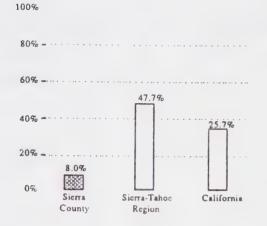
Table 1-5 **ACTUAL AND PROJECTED POPULATION GROWTH RATES**

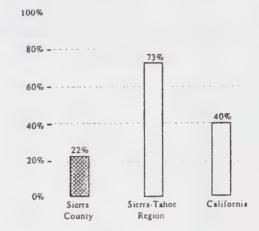
POPULATION GROWTH RATES - 1980 to 1990

(Unincorporated + Incorporated Area)

PROJECTED POPULATION GROWTH - 1990 to 2010

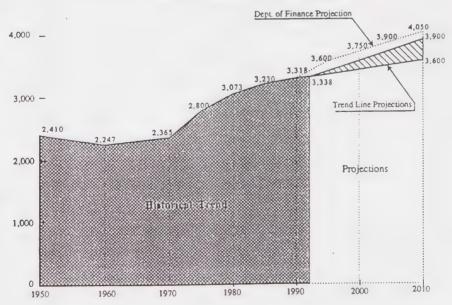
(Unincorporated + Incorporated Area)





SOURCE: 1980 and 1990 Census State Dept. of Finance SOURCE: 1990 to 2005: State Dept. of Finance Report 91-p-1.

Table 1-6 **POPULATION TRENDS & PROJECTIONS** Sierra County 1950-2010 5.000 -(Unincorporated + Incorporated)



SOURCE: 1950 to 1992: Censuses 2000 to 2010 Projections by Dept. of Finance

Table 1-7
POPULATION, HOUSEHOLDS & HOUSING — TRENDS
County of Sierra – 1970-1992

Year	Population	Households	Housing Units	Pop. Per Household	Vacancy Rate
			Onics	11003011010	1444
		HISTORI	ICAL		
1970 [1]	2,365	884	1,551	2.675	43.0%
1971	2,450	925	1,567	2.649	41.0%
1972	2,550	973	1,582	2.621	38.5%
1973	2,650	1,021	1,598	2.595	36.1%
1974	2,750	1,070	1,613	2.570	33.79
1975 [1]	2,800	1,101	1,629	2.543	32.49
1976	2,900	1,152	1,642	2.517	29.89
1977	3,000	1,204	1,679	2.492	28.39
1978	3,050	1,237	1,740	2.466	28.99
1979	3,100	1,272	1,808	2.437	29.69
1980 [1]	3,073	1,274	1,893	2.412	32.79
1981	3.078	1,273	1,912	2.418	33.49
1982	3,148	1,308	1,963	2.407	33.49
1983	3,251	1,336	2,047	2.433	34.79
1984	3,240	1,329	2,058	2.438	35.49
	3,240	1,327	2,030	2.430	33.47
1985	3,230	1,329	2,062	2.430	35.59
1986	3,207	1,329	2,089	2.413	36.49
1987	3,163	1,337	2,118	2.366	36.99
1988	3,230	1,341	2,136	2.409	37.29
1989	3,227	1,337	2,160	2.414	38.19
1990	3,318	1,336	2,166	2.484	38.39
1991	3,365	1,344	2,182	2.504	38,49
1992	3,338	1,341	2,202	2.489	39.19
			angala in nagaransi Ngjaran		
		PROJECT	TION		
1995	3,600	1,506	2,510	2.390	40.09
2000	3,750	1,569	2,637	2.390	40.59
2005	3,900	1,632	2,766	2.390	41.0%
2010	4,050	1,695	2,897	2.390	41.59
012	4,110	1,720	2,950	2.390	41.7%

Note: 1970-92 figures are for January 1 (except [1] are for 4/1. 1995-2010 figures are for July 1. Sources: 1970 Pop: St.DoF: 84-E-4; HHTs: Census, HC(1)-A6, Page 6-195; HUs: St.DoF: 79-E-3a.

¹⁹⁷¹⁻¹⁹⁷⁹ Population: JWC derived from Dept. of Finance, Report 84 E-4; 1975-79 HU's, Report 79 E-3a. Remainder: JWC estimates.

¹⁹⁸⁰⁻¹⁹⁹⁰ Dept.of Finance, Report E-8090; 1991-1992 Dept.of Finance annual estimates.

¹⁹⁹⁵⁻²⁰¹⁰ Pop. and Hshlds: Dept.of Finance, 91 P-1, 91 P-2 reports + judgement estimates.

Table 1-8
ESTIMATING POPULATION, HOUSEHOLDS AND HOUSING
County of Sierra & Its Communities (Arranged by East and West Divisions) – 2012

Community	Population	1990 Households	① ②· Housing	Population	2012 Households	Housing	Holding	2012 H.U.'s as % of Hldg.
			Units			Units	Capacity	Capacity
Sierra County	3.318	1.336	2.166	4.110	1.720	2.950	<u>5.774</u>	51.1%
East Sierra Div.	2,029	785	1.073	2,546	1.014	1.447	3.194	45.3%
Loyalton, City of	931	344	<u>398</u>	1.214	449	519	<u>519</u>	100.09
East Sierra Uninc.	1.098	441	<u>675</u>	1.332	<u>565</u>	928	<u>2.675</u>	34.7%
Calpine	230	93	117	279	119	161	304	52.99
Loyalton, Outside	205	82	104	248	105	143	2 40	59.69
Sattley	43	17	22	53	22	30	151	20.09
Sierra Brooks	240	96	122	2 91	124	168	418	40.19
Sierraville	116	47	59	141	60	81	700	11.69
Verdi :	128	51	65	155	66	89	556	16.19
Outside Community	1.098 230 205 43 240 116 128 135	54	186	164	70	256	306	83.69
Areas								3
West Sierra Div.	1.289	<u>5</u> 51	1.093	1,564	<u>706</u>	1.503	<u>2,580</u>	58.3%
Allegheny	85	36	48	103	47	66	112	58.99
Bassets	64	27	36	77	35	50	88	56.39
Downieville	379	162	214	460	208	294	358	82.29
Goodyears Bar	64	27	36	77	35	50	87	56.99
Pike	78	33	44	94	43	61	145	41.79
Sierra City	497	213	281	603	272	386	639	60.59
Outside Community Areas	123	52	434	149	67	597	1,151	51.89
	2,896	1,271	2,431					
Sierra Co. Uninc.	2,387	992	1,768	2,896 1.213	1,271 1.282	2,431 1375	5,2 55	46.39

File Ref: \County\Sierra\Pop\Hsng Capacity Sierra Co ... 6/19/93 01:26 Source: Planning Concepts

page 5

The "2012" projections assume that the changes from 1990 occur in the same proportions as in 1990. This approach is a simplistic method of forecasting. It can be expected that individual communities growth patterns will vary widely.

Sierra County disagrees with the 1990 Federal Census and estimates an undercount of 25%.

Land Use Needs

To meet the needs of this projected growth, the County will need to provide for a balance of land uses during the Plan period (to Year 2012) as well as at ultimate buildout of the Plan.

Table-8 outlines guideline targets for the Plan period. The table represents the expected demand for <u>developed</u> acreage in each category. Thus, at a minimum the target acreages should be (and are) provided on the Land Use Diagrams to meet expected needs. Table 1-2 compares actual vacant land in each general category provided for on the Land Use Diagrams.

Table 1-11
TARGET GUIDELINES FOR
PROJECTED LAND USE CHANGES IN THE UNINCORPORATED AREA

Planning Areas—→ Land Use	South- west Sector	Hwy 49 Corridor	Hwy 89 Corridor	Outside Loyalton Sector	Verdi Sector	Total Acres
Residential	7	28	120	111	23	288
Community	1	2	10	9	2	24
Commercial & Office	1	2	10	9	2	24
Industrial	0	1	4	4	1	10

SOURCE: See text plus Cone, Table 3

These target ratios were determined based on:

- A 1.4% growth rate based on past trends;
- Need for various land uses based on the ratio of existing <u>developed</u> land uses in the County per 100 households shown on Table 1-5.
 These ratios have been checked against a study done for the Truckee area and are similar;
- A jobs:households ratio target of at least 1:1.

Table 1-12
ACTUAL VACANT ACREAGE
PROVIDED ON LAND USE DIAGRAMS

Land Use	Total Acres
Residential ¹	4657
Community ²	89
Com & Off ³	1766
Industrial⁴	192

NOTES

1. All residential designations
2. PS
3. VC, CC, REC
4. Industrial + PSI

SOURCE: Countywide Buildout Calculations Table

Table 1-11
HOUSEHOLDS & EMPLOYMENT TRENDS AND PROJECTIONS
County of Sierra 1970-2012

Year	Households	Employment	Emps p 100 Hshl
	нізто	RICAL	
1970 [1]	884	899	101.
1971	925	1,106	119.
1972	973	95 6	98.
1973	1,021	961	94.
1974	1,070	945	88.
1975 [1]	1,101	956	86.
1976	1,152	1,082	93.
1977	1,204	1,096	91.
1978	1,237	1,056	85.
1979	1,272	1,117	87.
1980 [1]	1,274	1,181	92.
1981	1,273	1,103	86.
1982	1,308	1,033	79.
1983	1,336	1,055	79.
1984	1,329	1,072	80.
1985	1,329	1,180	88.
1986	1,329	1,214	91.
1987	1,337	1,242	92.
1988	1,341	1,276	95.:
1989	1,337	1,345	100.
1990	1,336	1,363	102.
1991	1,344	1,384	103.
1992	1,341	1,444	107.
	PROJE	CTION	
1995	1,506	1,626	108.
2000	1,569	1,726	110.0
2005	1,632	1,828	112.0
2010	1,695	1,932	114.
2012	1,720	1,978	115.0

Sources: Households ... Table A-1

Employment ... US BEA & California EDD; projections by JWC

SOURCE: John W. Cone (A-8)

In addition to these basic land use needs (residential, industrial, and commercial) various other constraints and land uses need to be provided for to implement the various elements of the General Plan, to meet General Plan law, and to provide a balance of land uses. These land use needs and other issues are discussed below

Resource Extraction / Production

Maintenance of the County's resource extraction economy is a primary goal of the General Plan. While the Timber Resources Element recognizes the fact that annual County timber harvests will likely drop significantly below historic levels, this can still support a sizeable employment force. Protection of this sector of the County's economy is accomplished via the Forest designation.

Mineral extraction, particularly gold mining, has also continued to be an important part of Sierra County's economy and identity over the years. Protection of mineral resources is accomplished in the Land Use Element via numerous policies within the General Plan Land Use and Mineral Management Elements. A Mineral Extraction overlay designation is also created to be used where existing resources have been specifically identified via State classification, local studies, or the presence of a working mine.

Both timber and mineral resources are discussed more specifically in individual elements in this General Plan.

Agriculture

The issues and policies which led to the creation of the Agricultural land use designation are discussed in detail in the Agricultural Element. However, in general, a desire to protect the County's agricultural economy with special attention to the Sierra Valley floor was expressed during the General Plan process. Potential rural/urban land use conflicts which could negatively impact agriculture were a concern. An example brought up many times was concern over residential lot sizes not typical of agricultural production which could result in growth inducing pressure as well as complaints over agricultural production activities. As a result, the Land Use Diagrams designate the Sierra Valley floor and other agricultural areas Agricultural with no new lot splits allowed. Clustering and transfer of development rights are encouraged in

the Sierra Valley floor in particular through a Special Treatment Overlay. The intent is to cluster new homes allowed on existing parcels rather than scatter them throughout the Valley which could ultimately disrupt agricultural productivity as well as aesthetics.

Natural Open Space Protection

The Plants and Wildlife, Water Resources, Noise, Timber Resources, Agricultural, Mineral, Visual Resources, Safety, and Cultural Resources Elements all discuss natural resources worthy of protection or environmental constraints to be avoided. A number of resources and constraints were mapped in these elements which were used to assist in preparation of the Land Use Diagrams. The key constraints are mapped in composite on the Land Use Diagrams to call out their importance and Table 1-12 describes these constraints.

Table 1-14
CONSTRAINTS INCORPORATED INTO LAND USE DIAGRAMS

Constraint	General Treatment on Land Use Diagrams
 FEMA mapped 100 year floodplains Sensitive biotic resources Earthquake faults Slopes over 25% 	 Special Treatment Area Overlay Special Treatment Area Overlay Special Treatment Area Overlay Slopes noted, some Special Treatment Area Overlays
 Federal ownership Existing schools, public, solid waste, and other public or semi-public facilities 	- Generally Forest - Public Service designation
- Timber Production Zone lands (TPZ)	Forest designation, residences discouraged in policies
- Agricultural land	- Agricultural designation
– River, stream and lake shore corridors	Open Space designation outside Community Areas, Special Treatment Overlay within Community Areas
- Scenic corridors	- Special Treatment Area Overlay
 Recharge areas 	Incorporated into Agricultural designation
 Noise impacted areas 	- Special Treatment Area Overlay
- Historic areas	- Special Treatment Area Overlay
- Wetlands	- Special Treatment Area Overlay

In addition, the Land Use Diagrams focus future development into Community Areas in part as a response to the need to protect the resource extraction economy and avoid environmental constraints. The Development Form discussion details this concept.

Recreation / Tourism

The Parks and Recreation Element discusses public and private recreation needs in detail. Tourism is also discussed in the Economic Element. However, in general recreational/tourism uses are recognized as key to the County's economic diversification. General Plan discussions saw a desire for expansion of existing tourism related facilities (including seasons in operation) and new small scale lodging and tourism facilities scattered throughout existing communities. In general, it is expected that this type of recreation/tourism has a greater potential for spin-off economic growth than that of large, isolated recreation resort type developments, would have fewer environmental impacts, and would be more in keeping with the desired rural character of the County. As a result, a Recreation designation was developed to provide for small to mid-scale resorts. Associated employee or permanent housing is not allowed in the Recreation designation; this would be counter to the Community Area concept.

A Destination Resort designation was also developed. The intent is to provide General Plan amendment criteria to be used to determine the appropriateness of future proposals for this type of use.

A Special Planning Area has been recognized for a portion of Balls Canyon as designated on the Long Valley Land Use Map. This area has been identified as potentially suitable for large scale recreation development subject to Specific Plan and EIR approval via the Destination Resort designation.

A Visitor Commercial designation was also developed to allow for visitor services and a greater intensity of resort/hotel/motel development in Community Areas where this type of use can best be provided for and in limited areas along interstate highways.

Public recreation sites are designated Public Service.

Historic Preservation. Preservation of the County's historic resources is considered crucial to the development of tourism in the County. As a result, a Historic Preservation Overlay text has been created. Landmarks and other special features can be placed in this designation in the future.

Schools, and Quasi-Public Uses

Public Facilities The ability to provide public facilities and services and quasi-public facilities (churches, etc.) for planned growth per the Land Use Element is discussed in the Public Facilities/Fiscal Element Concern was expressed throughout the General Plan update over the need to provide for appropriate services. The consensus of the Planning Commission called for:

- No reduction in levels of service of public facilities currently provided.
- Acceptance of the rural levels of service expected in Sierra County. There was concern that rapid new growth of a suburban nature might necessitate more urban types of facilities which are expensive and not appropriate to the character of the County.
- Encouragement of smaller scale recreation and commercial development associated with existing establishments and communities. These developments are expected to be revenue positive and create greater economic spin off than large-scale, free-standing, more isolated development of this type.
- Protection of existing public facilities from incompatible land uses. The Land Use Diagrams include a Public Services designation for all existing and proposed public facilities and semi-public facilities including the airport, schools, and government buildings.

Housing

The Land Use Element and Diagrams specifically implement the Housing Element's five year housing needs. The Land Use Diagrams include an adequate amount of acreage appropriately designated to provide for the very low, low, and moderate income household five-year need in the R-1/2 and Multiple Unit Residential categories. (See Table 3-33, Housing Element for breakdown).

Additionally, an adequate amount of acreage is residentially designated for projected needs over the Plan period (to 2012) based on a 1.4% annual unincorporated area growth rate and beyond.

Industrial

A central issue which was continually raised during the preparation of this General Plan was the need to provide for economic diversification in the County. The Land Use Element assists in this goal by providing for Industrial designations in acreage amounts to support the estimated population increase during the Plan period and beyond. These designations are allowed both within and outside Community Areas in an effort to provide for employment-generating uses in a variety of settings. It is assumed that these developments can be somewhat self-contained and independent of public facility needs or able to fund public facilities via a positive fiscal impact. It is also recognized that it is difficult to site locations for resource-related industries in advance of development proposals. As a result, location criteria and project approval criteria have been developed to be used in reviewing individual project proposals.

A related issue is that of home occupations and cottage industries. The consensus reached during General Plan discussions called for allowance of cottage industries with restrictions ensuring that impacts beyond that normally experienced in a residential neighborhood will not occur. It was agreed that the appearance and traffic generation of the primary residence should be maintained. This type of employment opportunity is traditional to Sierra County and is a potential source of additional homegrown employment.

Commercial

Acreage for Community Commercial development is provided for to meet a balance appropriate to the population potential at full buildout of the General Plan. This type of development is not considered appropriate outside of Community Areas because it is intended to serve the communities, requires public facilities and services and could result in land use conflicts outside of Community Areas.

Solid/ Hazardous Waste OpenSpace

The County maintains a Solid Waste Management and Hazardous Waste Management Plan. Existing and needed facilities are provided for on the Land Use Diagrams with the Public Service designation and surrounded by low density land uses to ensure expansion room as well as a land use conflict buffer.

Sierra County Airport

The County's Airport is discussed in the Circulation Element. The Airport is designated Public Service surrounded by Industrial Agricultural, and Visitor Commercial PD-MUR (5 ac) which would require clustering away from the Airport.

Growth Management

The Planning Commission discussed the issue of growth management during the General Plan update process. It was recognized that some form of growth management is necessary to ensure quality growth adequately served by public facilities. A number of alternatives were discussed:

Yearly growth rate cap. This could be accomplished via a cap on building permits. The Planning Commission consensus was that this type of growth management is not necessary in Sierra County, particularly because it would not account for the traditional ups and downs in growth from year-to-year in the County. Monitoring actual annual growth rates was considered important.

Ultimate buildout target cap. While all general plans have an ultimate buildout, one growth management tool is the selection of a target population around which the Land Use Diagrams can be built. It was felt that this tool is not necessary at this time because growth rates are not high and because environmental constraints and limited private land already provide a buildout restriction.

Impact threshold limits. This approach would allow incremental development as in the past but modified as needed based on impact thresholds. The Planning Commission felt that this method of growth management would result in the quality growth desired in the County. As a result, many General Plan policies include impact thresholds or criteria for determining impacts as projects are approved. Impact thresholds include concerns such as the level-of-service of various public facilities. Development constraints which have been mapped also fit into this threshold approach. The Land Use Diagrams were also developed to avoid constraints to the maximum extent possible. Where constraints exist within certain land use designations, their presence should be used to evaluate individual projects.

Jobs / Housing Balance It is estimated that employment in Sierra County increased from about 900 employed residents in 1970 to 1,180 in 1980 to more than 1,350 in 1989. When employment is related to the number of households in the County, the ratio has varied from a low of 80 employees per 100 households to nearly 120 employees per 100 households (Cone, 1992). These figures have been used to project the number of employees in the future based on the projected population and households. This projection anticipates that the

number of employed persons in the County will increase from 1,341 in 1992 to 1,720 in the year 2012. The average increase over the next 20 years would amount to about 19 new jobs per year compared to an average increase of 28 per year in the 1970's and 19 in the 1980's. A jobs:household ratio of approximately 1.15:1 would result at the end of the Plan period. (See Table 1-13.) A 1:1 ratio is considered an appropriate target ratio for Sierra County since it represents at least one job/household. Higher ratios are sometimes targeted in urban areas. In addition, households are used rather than housing units because of the high percentage of seasonal units.

The Land Use Diagrams provide for an <u>ultimate</u> unincorporated area jobs:household ratio at buildout of 1.07:1. However, actual job production will be dependent on growth rates and market conditions. This ratio rather demonstrates that enough land is available to provide for an adequate jobs:household balance. (See Tables 1-13 and 1-14)

Table 1-13
POTENTIAL JOBS/HOUSEHOLD AT ULTIMATE BUILDOUT
PROVIDED ON LAND USE DIAGRAMS

	Acres ⁸	Jobs/Acre ¹	Total Job Potential
Community Commercial	50	10	500
Visitor Commercial	650	See Note 2	542
SPI Mill (Existing Industrial)	252	N/A	300
Future Industrial4	171	5	855
Small Scale Resorts ⁵	17 sites	10	160
Public Service ⁶	505	2	1010
Mining/Forest/Ag	N/A	N/A	540
Uninco	rporated Jobs:	Household Potential = 1 07:19	3907

- 1 Source: Cone Table 1-13, adjusted based on known local conditions explained in notes below. In general, low end of range is used to ensure that inflated figures do not result higher jobs numbers are not likely.
- Visitor Commercial (VC) designated land allows for motels, hotels, and restaurants and includes large acreage parcels with density restrictions which must be assumed to ensure that an inflated jobs projection does not result:

	VC Acreage VC Acreage	Approx OS Required by VC Land Use Designations	Jobs/ Acre	Total Jobs
Bassetts +Calpine +Downieville				
+Sierra City =	= 65ac	- 30% OS = 45	x 5 =	225
Sierraville	635	- 90% OS = 63	x 5 =	315
	Total			540

- 3 Assumes some potential for expansion of the existing 203 jobs at the mill.
- 4 I+PSI. Acreage deletes 16-1 Mine 104 acres. (These jobs are incorporated into the mining category.) The 252 SPI mill acres are also not included. (These jobs are incorporated into the SPI mill category.)
- 5 Recreation designation.
- 6 This acreage includes parks, utilities, and all government or utility owned land. As a result, a low jobs/acre ratio is used. Current government jobs in the County total approximately 500 (1992, Source: SEDD).
- 7 <u>Forest</u>: Assumes existing 112 jobs (Source: Table 9-3). Does not include mill jobs which are included in SPI mill category.
 - Mining: Assumes 339 jobs based on projections in Table 11-3.
 - Agriculture: 88 jobs per 1990 U.S. Census.
- 8 Source of acreage: Buildout Calculation Tables, 5/11/93.
- 9 3907 jobs ÷ 3651 households as at buildout.

Growth Inducement/ Impacts

During the General Plan discussions, concerns were expressed over the potential impacts of growth:

New roads. The growth inducing aspect of new roads was a concern and is addressed in the Circulation Element policies.

Loss of agriculture. Rural/urban land use conflicts as a result of incompatible land uses, particularly residential lot sizes not typical of agricultural production operations was a concern. This issue is discussed in detail in the Agricultural Element and summarized in the Agricultural section of this Element.

Loss of timberlands. This issue is discussed under Resource Extraction in this Element and more fully in the Timber Resources Element.

Water Quality and Other Environmental Resources. These issues are summarized under Environmental Constraints in this Element and discussed in detail in a number of General Plan Elements.

Voting Patterns. Concern was expressed over the potential for the political structure of the County to experience extreme alteration due to growth. This could alter voting patterns and the balance currently in place for concerns specific to each individual area of the County. This is a legitimate concern consistent with the goals of protecting agriculture, the resource extraction

Table 1-14 EMPLOYMENT DENSITIES – EXISTING, "TYPICAL" AND SUGGESTED

Sierra County, June 1993

(Figures indicate the employment density per gross acre)

Type of Use	Suggested	Existing	"Typical"
	Density	Average	Urban Area
	Range ¹	Density	Densities
Commercial Office Utility Industrial Resorts Community	5 to 15	6.2 ²	15 to 25
	20 to 25	6.2 ²	25 to 50
	5 to 10	2.3	10 to 15
	5 to 15	0.5 ³	5 to 15
	10 emps/estab ⁴	Not useful	15 to 25
	1 to 10	4.9	1 to 10

- Typically density ranges one-half to two-thirds those of urban areas are suggested because of the low densities of existing development. The actual densities of development are likely to be less than these, but an upper range is suggested for land use designation text.
- 2 Both uses are grouped in the present land use data.
- This density figure is low because of the large acreages designated for industrial use.
- Again, large acreages are designated. Under these circumstances, an employment density figure may be meaningless.

SOURCE: Cone, June 1993.

portion of the economy, and the County's rural nature. As a result, the Land Use Diagrams attempt to create a balance of population similar to that currently existing (see Table 1-15 below). In recent years, the western part of the County has been experiencing a much lower growth rate than the eastern section. Actual growth rates will need to be monitored for continued balance and additional programs developed if the balance begins to shift markedly.

Table 1-15
SIERRA COUNTY POTENTIAL GROWTH PATTERNS

	Existing (1990) ¹ (Includes Loyalton)		Potential ² At ultimate buildout (includes Loyalton)	
	West	East	West	East
DUs	42%	58%	45%	55%
Population	39%	61%	38%	62%

- 1 1990 Census in Cone, June 1993 Table A-3.
- 2 Cone, June 1993 Table A-7

Development Form / The	The following steps were used to create the Land Use Diagrams:
Land Use Diagrams	Step 1 Alternatives Consideration and Selection Concept

The development form the County will take at buildout of the General Plan is one of the most basic subjects of land use policy. A number of land use alternatives were discussed throughout the planning process centered around the following concepts:

- 1. Existing General Plan
- 2. Commuter Oriented Growth Alternative reinforce existing communities with emphasis to growth around western communities and Pike.
- 3. "Little Change" Alternative reinforce existing communities and small scale recreational resort development; and add adequate industrial diversification.
- 4. "Large Scale Recreational Development" Alternative – reinforce existing communities and

provide for development of one or more large scale recreational developments.

Alternative 3, the "Little Change" alternative was selected. The Land Use Diagrams reflect this concept — existing zoning was adjusted to ensure that the projected land use needs for growth expected during the Plan period (to 2012) would be available. (Existing zoning was used as a base because the previous land use designations were very general — combining the more intense land uses such as smaller lot residential and commercial designations into an Urban Area designation.)

Step 2 Constraints

To implement this concept, Constraints Diagrams were prepared for the entire County and for each individual community. The following constraints were considered and a number of them are mapped on the Land Use Diagrams.

	Existing developed land	_	Existing zoning
	uses	_	TPZ lands
	Sensitive biotic	_	Agricultural land
	resources		Stream corridors and lake shores
_	Active earthquake faults	_	Scenic corridors
	Slope (over 25%)	_	Recharge areas
	Federal ownership	_	Special treatment areas
-	Existing parks, schools,	-	Floodplains
	solid waste, and other		Wetlands
	public facilities		

Step 3
Community Core / Community Influence Areas

The previous Plan clustered development into Urban Areas (implemented by the Community Expansion Area zoning) surrounding existing communities. This concept has been carried forward in the new Land Use Diagrams. The previous Urban Areas have been decreased in size because they were larger than necessary (they would have provided for a population of approximately 30,000). In addition, the previous Urban Areas did not fully recognize environmental constraints. Based on the constraints as well as existing parcelization, Community Core Areas and Community Influence Areas were delineated. The Land Use Diagrams for each community were refined after input at public workshops in each community. The Community Core Areas include more intense land uses (such as Commercial) and

residential densities from Multiple Unit (8-12 units/acre) up to 10 acre lots. Community Influence Areas surround the Community Cores when appropriate and provide for larger lot sizes (over 10 acres to 40 acres) which require a lesser level of public facilities but which would not be appropriate in resource production and protection areas. The intent is to:

- Provide ample area for growth projected with the Community Core and Community Influence Areas
- Provide for the most cost effective provision of public facilities and services
- Avoid environmental constraints
- Build on existing communities and encourage compact, non-sprawling communities.

Fairly intense land uses such as Industrial and Recreation which can operate in a relatively free-standing manner somewhat independent of public facilities and services are also allowed outside the Community Areas.

A system of overlay designations has also been created. In these areas, the underlying uses and densities of the base district apply, with adjustments and special treatment as called for in the overlay. In many cases, specific policies accompany the overlay for a particular area such as Historic Preservation, Scenic Corridor, Noise, and Floodplain.

Step 4 Target Land Use Acreage

Within the Community Core and Community Influence Areas, land use designations were then allocated which will be needed to provide for the 1.4% annual growth rate projected for the unincorporated area. (See Land Use Needs discussion and Table 1-12.)

Step 5 Use of Existing Zoning as a Guide

Existing Zoning was used as a guide, the intent was to merely adjust existing zoning to provide for the projected land use needs. However, some land use categories had very little vacant land (such as Industrial, Commercial, and Multi-Family). As a result, new areas for these uses were provided. For example, a great need for new multi-family land was not seen in the Housing Element (only 7.8 vacant acres remained under existing zoning) but some

will be necessary. An attempt was made to provide for at least one acre of this land use in each community or the equivalent within that sector of the County. Industrial land was provided on the east and west sides of the County, rather than community-by-community; some communities do not have appropriate unconstrained land available.

Step 6 Proposed Land Use Designation Categories

To implement policies in the various elements of the General Plan and the land use needs described in this Element, the land use designation categories selected to be used in the Plan follow and described specifically in the Goals, Policies and Implementation Measures table.

The Land Use Diagrams include a countywide map and blowups for each community. The diagrams and buildout calculations are located at the end of this Land Use Element text before the policy table. (Tables 1-24 to 1-37, and Figures 1-2 to 1-13)

Individual Communities

Individual Land Use Diagrams were created for each community guided by the overall Community Core/Community Influence Area concept and input at community meetings. Each Community Land Use Diagram is briefly described below.

Calpine

The Calpine Land Use Diagram calls for the existing commercial core supplemented by Community Commercial and Visitor Commercial uses at Calpine Road and Highway 89. The Community Core extends southward where the parcelization pattern already relates well to the Core. The Community Influence Area includes larger parcel sizes and Open Space in the Fletcher Creek Meadow.

The key land use-related issues which were discussed during the General Plan process follow:

Table 1-16 KEY CALPINE LAND USE ISSUES

Issue	Resolution	
Fletcher Creek Meadow	Designated Open Space to ensure preservation.	
Community Area limit	The Highway is a clear delineation between agricultural and residential uses.	
Wet area between Highway and the park	2-5 acre parcels designated to facilitate avoidance of wet area.	
Amount of Commercial to provide on Highway	Expansion below Meadow View Road was considered inappropriate to the character the community. A cluster of commercial this area will provide for Visitor Commercial needs without resulting in unsightly structured development.	

Downieville

The Downieville Land Use Diagram delineates the original townsite as the Community Area. Existing uses and parcelization patterns are generally reflected in the land use designations. Some additional 20 acre parcelization is allowed within the Community Influence Area.

The key land use-related issues which were discussed during the General Plan process follow:

Table 1-17
KEY DOWNIEVILLE LAND USE ISSUES

Issue	Resolution
Septic Proximity to Water Courses	The river and creek corridors are designated Special Treatment Areas to tie into septic system setback requirements.
Flooding	The 100 year floodplain is also a Special Treatment Area.
Historic Preservation	The entire Community Core has some relationship to the historic nature of Downieville and is under the Special Treatment Area – Historic Preservation Overlay.

Need for Industrial Land

Only the existing foundry site was considered appropriate for an Industrial desig-

nation.

Gold Bluff Road Constraints

The Gold Bluff Road corridor is designated for low densities because of access constraints. There is little room for widening without disrupting existing homes and historic features.

Sierraville

Only a Community Core is delineated in Sierraville (no Community Influence Area) because of the desire to protect agricultural lands as well as the floodplain constraint.

The key land use-related issues which were discussed during the General Plan process follow:

Table 1-18 KEY SIERRAVILLE LAND USE ISSUES

Issue	Resolution
Need for Visitor Commercial Uses	Both the Canyon Ranch area and Campbell Hot Springs areas are designated Visitor Commercial because they are close enough to services to be considered appropriate for relatively intense resort activities. The Campbell Hot Springs area also includes a PD Overlay to allow for clustered housing with a maximum density equivalent to 5-acres of Multi-Unit Residential (60 units which would include existing units) and a 5-acre public park.
Need for Industrial Land	Twenty acres of Industrial designation are located near the airport to help provide the target Industrial acreage for the Highway 89 planning sector.
Constraints	Special Treatment Areas include the stream septic setback areas, the floodplain, and noise impacted areas along the Highway. The airport is buffered from incompatible land uses by the Agricultural designation and the PD Overlay on the Campbell Hot Springs property which should be used to ensure clustering of any sensitive uses away from the airport.

Need	for	Multi-Family	Housing
		Triditi I diffilly	110031119

A key issue in the preparation of the Sierraville Land Use Diagram was the need for Multi-Unit Residential housing. Because of septic constraints it was difficult to identify an appropriate parcel for this type of use. It was decided that a policy should be developed encouraging a multi-family complex in Sierraville to be located via a general plan amendment if a specific site is proposed which meets design requirements and other general plan concerns. This site does not needed to meet countywide or planning sector affordable housing goals which are provided in other areas (outside Loyalton and in Calpine in this case).

Agricultural Animals

A policy on the raising and boarding of agricultural animals is included in the Land Use Element.

Sierra City

Existing land uses and parcelization patterns are generally reflected on the Sierra City Land Use Diagram. Key land use issues discussed during the General Plan process relative to Sierra City follow.

Table 1-19
KEY SIERRA CITY LAND USE ISSUES

Issue	Resolution
Commercial Needs	An additional Commercial area is shown at the Highway and Busch Ravine.
Multi-Family Needs	Additional Multi-Unit Residential designations on vacant land are shown in the Butte Avenue area and in the vicinity of the old Masonic apartments.
Visitor Commercial Needs / Economic Diversification	Existing resorts are designated Visitor Commercial with additional Visitor Commercial expansion area at either end of town.
Constraints	Special Treatment Areas include the river floodplain, and the Historic Preservation area (the entire Core).
Forested Slopes Surrounding Sierra City	A Special Treatment Area across the river is delineated to express concerns over timber harvest practices which could visually impact the community.

Pike

The Pike Community Core allows 5-10 acre parcels consistent with existing parcelization. Key land use issues which were brought up in the Pike community meetings follow (Table 1-20).

Table 1-20 KEY PIKE LAND USE ISSUES

Issue	Resolution					
Should a commercial site be allowed in Pike?	Location of a commercial site would be speculative at this time and not considered appropriate to the character of Pike.					
What is the Community Core of Pike?	Pike has recently developed along its two main roadways and as a result, one parce depth along Pliocene Ridge Road, Pike City Road, and Pike Short Cut. This area and the historic community limits have defined the community of Pike.					
Cottage Industries	The remoteness of Pike makes cottage industry particularly appropriate in Pike and residents expressed a desire to ensure that this type of use be allowed. The land use policies reflect this concern.					

Sattley

The existing Sattley community is centered around the store and firehouse at the crossroads of Highway 89 and Westside Road. As a result, the Community Core is focused around this corner. Though the area is within the Valley Floor, some growth potential is allowed generally using Highway 89 and the 5000 foot contour above the cemetery (where saturated soil is obvious) as Agricultural delineators. A potential park site is shown adjacent to the cemetery as well as cemetery expansion room. North of the mill site a relatively developable area with a reasonable physical relationship to the crossroads is included in the Community Core. However, a PD Overlay requires clustering of dwelling units. Further to the northwest, a Community Influence area is delineated.

Key land use issues relative to Sattley discussed during the General Plan process follow (Table 1-21):

Table 1-21 KEY SATTLEY LAND USE ISSUES

Issue	Resolution
Need for Industrial Land Countywide	The mill site is designated Industrial.
Need for Commercial	A portion of the mill site on the highway is designated Commercial.
Constraints	Special Treatment Areas are shown on steep slopes and Valley Floor lands in the northerly area including the PD area; development should be clustered out of these areas.
Northerly Community Influence Area — appropriate parcel sizes	Only very large parcel sizes were considered appropriate in this area consistent with the Plan goal of avoiding sprawl and controlling public service costs.

Outside Loyalton The City of Loyalton is considered the main core of the Loyalton area, with the ability to provide city services and a traditional role in this capacity. However, three unincorporated areas were added to the core to provide additional area for multi-family development, park expansion, and 5-10 acre parcels where similar parcelization has already occurred extending east on Highway 49. These areas could be appropriate for incorporation in the future.

> The following key land use issues relative to the Loyalton area were discussed during the General Plan process (Table 1-22):

Table 1-22 KEY LOYALTON LAND USE ISSUES

Issue	Resolution
Need for Multi-Family Housing Countywide	An area is designated on Cemetery Road.
Need for Industrial Land	An area adjacent to the landfill and the gravel pit north of Loyalton were designated Industrial.
Need to Protect the Landfill	The landfill area is surrounded by Agricultural and Industrial designations.

Is the corner of Smithneck Road and High-The City of Loyalton operates as the way 49 appropriate for Commercial? commercial center for the area and vacant commercial parcels are available in the City. As a result, a Commercial designation at this site was considered inappropriate. The floodplain receives a Special Treatment Constraints Overlay as well as the Highway 49 noise impaction area. Residential Growth The City and Sierra Brooks still have residential growth potential and substantial additional new residential areas were not considered necessary.

Sierra Brooks

Sierra Brooks is considered a separate community because of its residential density and definable character. The Community Core does not exceed the subdivision boundaries because of the constraint of the surrounding wildlife preserve. In addition, there is substantial growth potential remaining via undeveloped lots in the subdivision.

Key land use issues relative to Sierra Brooks discussed during the General Plan process follow (Table 1-23):

Table 1-23 KEY SIERRA BROOKS LAND USE ISSUES

Issue	Resolution
Is a small commercial site appropriate in Sierra Brooks?	The City of Loyalton provides the commercial function for the area and should continue to do so.
Constraints	The floodplain is shown as a Special Treatment Area.

Goodyears Bar

The existing townsite and the potential USFS townsite purchase/exchange area extending northward along Goodyears Road make up the Community Core. No Community Influence area is shown because adequate growth potential exists in the Core and TPZ and federal lands generally constrain additional expansion. Key land use issues relative to Goodyear's Bar which were discussed during the General Plan process follow (Table 1-24):

Table 1-24 KEY GOODYEARS BAR LAND USE ISSUES

Resolution

Issue

Need for Industrial land countywide	An Industrial designation is shown on the County yard site.
Need for Commercial designations, particularly to serve visitor needs	A Commercial site is shown in the vicinity of the County yard.
Need for Multi-Family Residential uses countywide	No sites were considered appropriate in Goodyear's Bar; targets are met elsewhere in this planning sector.
Appropriate land use designation for Wright Ranch	Because of the ranch's proximity to the Goodyear's Bar main residential area and its location within the townsite, residential development is considered appropriate to the site and the character of the community. Two to 5-acre lots were selected so that a visual conflict with the developed historic area will not result. This area also receives a Special Treatment Area — Historic Preservation Overlay to ensure that subdivision of this area will be done in a manner consistent with the historic nature of the Community.
Constraints	The community water system headwaters, floodplain, stream corridors, and scenic corridor are designated Special Treatment Areas.

Alleghany

The Alleghany land use map generally reflects existing land uses in the town proper. To ensure protection of the 16 to 1 mine from encroachment by incompatible land uses and to allow for related employment generating uses, the mine property is designated Industrial. Additional Industrial land is also provided along Hell's Half Acre road.

Bassetts

The existing Bassett's station area, Green Acres subdivision, and key associated parcels are designated as the Community Core. No Community Influence area is shown because of the critical recreational and aesthetic value of this entry to the Gold Lakes basin.

Indian Valley

Indian Valley has the characteristics of a Community Core and

received this designation. The lodge/store area and vicinity is designated Visitor Commercial allowing for visitor uses. A small area which is privately owned is designated for 1/2 acre lots. If the Forest Service dedicates the remainder of the area to the County in the future, parcel sizes should be determined which would be appropriate to the physical constraints. Until then, the remaining area is designated Forest to act as a holding zone.

Forest

Forest is a designated 80 acre Community Core to recognize its status in the County. However, because it is under federal ownership, no detailed land use designations are provided. This mining town is an in-holding on lands under National Forest jurisdiction. Administration of land uses is controlled by federal special use permits while the USFS and the community pursue national Register status.

Relationship to Other Elements

The Land Use Diagrams were formulated using Constraints Diagrams which reflect constraints mapped during development of the various elements of the General Plan. In addition, creation of the Land Use Diagrams were directed by relevant policies in other elements of the General Plan including:

- Floodplain, stream, and river setback policies.
- Housing Element target housing density mix.
- Economic/jobs goals/policies.
- Historic preservation policies.
- Agricultural land protection policies.
- Mineral management policies.
- Noise policies.

Table 1-24a SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS COUNTY-WIDE

(Proposed + Existing Land Uses)

	A Total	Existing		Dweiling U	nit Count	
Land Use Designation	Acreage Total by Land Use Category	Undeveloped Parcels Non- Residential	Existing Undeveloped Parcels Avail. for Residential	Existing Dwelling Units	Potential New Splits for Residential	Maximum Tota by Land Use Category
R 1/2X	405.95		309	150	0	459
R 1/2 or 1/2 -1	498.56		271	556	330	1157
R 1.5	599.12		35	47	257	339
R 2.5	400.43		N/A	0	136	136
R-2-5	493.95		43	65	145	253
R-5	146.01		15	33	11	59
R-5-10	1932.5		90	56	260	406
R-10-20	0		0	0	0	0
R-10	208.89		7	5	12	24
R-10 (SC)	0		0	0	0	0
R-20	89.56		0	0	5	5
R-20-40	903.86		22	12	49	103
R-20X	77.86		2	2	0	4
R-40	182.11		7	0	0	7
MUR (8-12 du/ac)	65.2		16	172	447	635
Second Units ⁷	0				244	400
Fotal Residential	6,004.0	0	817	1,098	1,896	3,987
PS ·	264.56	10		1		1
1	444.59	3		0		0
PS/I	83.13	2		0		0
PD-VC- (5ac MUR)	449.84	0		2	0	60
CC	49.74	4		30	0	30
vc	199.78	1		16	0	16
os	645.81	9		5	0	4
OS20	141.59	0	0	0	7	7
OS160	806.25	0	0	0	5	5
REC	143.92	4	0	0	0	0
AG	318.27	0	0	5	87	30
Forest	487670.01	304	623	593	0	1216
Total Non-Residential	491,217.5	337	623	652	99	1,369
	399.9					
Other Ac (Rds)	399.9		1,440	1,750	1,995	5,356
	497 624 4	337				
UNINCORPORATEL LOYALTON		337 n/a	n/a	398	121	519

which could be split
consistent with proposed land use designation
1990 Census DUs unincorporated area – existing DUs in communities from Land Use Survey.

Estimated by acreage.

1990 U.S. Census
Loyalton Housing Element, 1988, p.19 + 7.5% Second Units = (113+8=121)

Number of existing parcels estimated by: Existing Total County parcels - existing parcels in all other designations - Bassetts and Goodyears Bar

Goodyears Bar

USFS land (already tabulated in proposed land uses)

*Assumes 1 dwelling unit ea parcel except for 305 TPZ parcel lands where no units assumed.

*Approx. 7% of ultimate units based on current activity rate of 5/yr x 80 yrs = approx. 400 units in unincorp county

*Clustering and transfer of development rights encouraged to reduce impacts to and total in Sierra Valley.

Table 1-25 SIERRA COUNTY GENERAL PLAN POTENTIAL POPULATION AT BUILDOUT

	1990 ¹ Population	Potential 2012 Population ¹	Potential Population ³ @ Ultimate Buildout (Approx 80 yrs)
Unincorporated Area	2387	2,896 ²	8,726 ³
City of Loyalton Total County	931 3,318	1,214 4,110	1,240 9,966

- 1 1990 US Census, See Table 1-7a.
- 2 See Table 1-7b
- 2,3 Assumes 35% of all new units will be seasonal housing per draft Housing Element, p. 1-6 and 2.39 persons/year round household, draft Housing Element p. 23) in unincorporated area. Seasonal housing not assumed in Loyalton.

Table 1-26 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

				,	Acreage 8	3reakdow	/n				Exist Undey		Uni	Count	
ALLEGHANY	Cor	nmunity	Core	Comm	nunity Infl	uence	Out	side Infl	uence	Total Acres	Parcels Non- Resi-	Exist Undev Prcls	Exist	Pot. New Splits	Total Max. DUs by
Land Use Designation	Vcnt	Built	Total	Vent	Built	Total	Vcnt	Built	Total		dential	Avail- able for Res	DUs	for Res- dential	Lnd Us Cat.
RR 1/2X			0.00			0.00			0.00	0.00					0
RR 1/2 or 1/2-1	1.3	21.34	22.64			0.00			0.00	22.64		4	47	6	57
R 1.5			0.00			0.00			0.00	0.00					0
R 2.5			0.00			0.00			0.00	0.00					0
R-2-5			0.00			0.00			0.00	0.00					0
R-5			0.00			0.00			0.00	0.00					0
R-5-10			0.00			0.00			0.00	0.00					0
R-10-20			0.00			0.00			0.00	0.00					0
R-10			0.00			0.00			0.00	0.00					0
R-10 (SC)			0.00			0.00			0.00	0.00					0
R-20			0.00			0.00			0.00	0.00					0
R-20-40			0.00			0.00			0.00	0.00					0
R-20X			0.00			0.00			0.00	0.00					0
R-40			0.00			0.00			0.00	0,00					0
MUR (8-12 du/ac)	0.89	0.25	1.14			0.00			0.00	1.14		4	1	8	13
Second Units														7	7
Total Resid.	2.19	21.59	23.78	0.00	0.00	0.00	0.00	0.00	0.00	23.78	0	8	48	21	77
PS		9.55	9.55			0.00			0.00	9.55					0
1			0.00		103.8	103.80	10		10.00	113.80	1				0
PS/I			0.00			0.00			0.00	0.00					0
VC			0.00			0.00			0.00	0,00					0
СС	0.17	5.73	5.90			0.00			0.00	5.90		0	0	0	0
REC			0.00			0.00		10	10.00	10,00					0
OS160			0.00			0.00			0.00	0,00					0
os			0.00			0.00			0.00	0.00					0
OS20			0.00			0.00			0.00	0,00					0
AG			0.00			0.00			0.00	0.00					0
PD-VC-(5ac MUR)			0.00			0.00			0.00	0.00					0
Tot.Non- Resid.	0.17	15.28	15.45	0.00	103.80	103.80	10.00	10.00	20.00	139.25	1	0	0	0	0
Other Ac (Rds)										0.00					
CATEGORY TO	TALS		39.23			103.80			20.00	163,03	1	8	48	21	77

AG

Built = Acreage already developed

DU = Dwelling Unit

Vcnt = Vacant

Existing DUs = Based on 1992 Planning Department Land Use Survey of Communities

Forest = No lot splits assumed . Number of existing parcels estimated by: Existing Total County parcels - existing parcels in all other designations -

1 - 39

Bassetts and Goodyears Bar USFS land (already tabulated in proposed land uses)
Other DUs = 1990 Census DUs - existing DUs in communities from Land Use Survey
Potential New Parcels + DUs = Potential new parcels and dwelling units calculated by
determining area within each existing lot which could be split consistent with proposed land use designations.

7/96				(Pro	pose	d and	Existi	ng La	na USE	es) ———					
				Acre	eage Br	eakdow	'n				Exist Undev	Exist U	n-Dwel	ling Unit	Count
BASSETTS	Com	nmunity	Core		ommuni		Outs	ide Infl	uence	Total Acres	Parcels Non- Resi- dential	Exist Undev Prcls Avail-	Exist DUs	Pot. New Splits for	Total Max. DUs by
Land Use Designation	Vcnt	Built	Total	Vcnt	Built	Total	Vcnt	Built	Total			able for Res		Resi- dential	Lnd Use Cat.
RR 1/2X	11.86	9.49	21.35			0.00			0.00	21.35		42	28	0	70
RR 1/2 or 1/2-1			0.00			0.00			0.00	0.00					0
R 1.5			0.00			0.00			0.00	0.00					0
R 2.5			0.00			0.00			0.00	0.00			*		0
R-2-5			0.00			0.00			0.00	0.00					0
R-5			0.00			0.00			0.00	0.00					0
R-5-10	25.0		25.00			0.00			0.00	25.00			3	12	15
R-10-20			0.00			0.00			0.00	0.00					0
R-10	6.58	10.49	17.07			0.00			0.00	17.07		0	3	0	3
R-10 (SC)		00000	0.00			0.00			0.00	0.00		0	0	0	0
R-20			0.00			0.00			0.00	0.00					0
R-20-40			0.00			0.00			0.00	0.00					0
R-20X			0.00			0.00			0.00	0.00		-			0
R-40			0.00			0.00			0.00	0.00					0
MUR (8-12 du/ac)			0.00			0.00			0.00	0.00					0
Second Units														6	6
Total Resid.	43.44	19.98	63.42	0.00	0.00	0.00	0.00	0.00	0.00	63.42	0	42	34	18	94
PS		.3	0.30			0.00			0.00	0.30					0
1			0.00			0.00			0.00	0.00					0
PS/I			0.00			0.00			0.00	0.00	8				0
VC	0.5	5.7	6.20			0.00			0.00	6.20	1		2	0_	2
СС			0.00			0.00			0.00	0.00	<u>.</u>				0
REC			0.00			0.00			0.00	0.00					0
OS160			0.00			0.00			0.00	0.00					0
os	17.83	3.2	21.03			0.00			0.00	21.03	2	0	1	0	1
OS20			0.00			0.00			0.00	0.00				0 0 0 0 0	0
AG			0.00		* * * * * * * * * * * * * * * * * * * *	0.00			0.00	0.00				0 0 0 0 0 0 0	0
PD-VC-(5ac MUR)			0.00			0.00			0.00	0.00					0
Tot.Non-Resid.	18.33	9.20	27.53	0.00	0.00	0.00	0.00	0.00	0.00	27.53	3	0	3	0	3
	10.00		46.0							46.00					
Other Ac (Rds) CATEGORY TO		-	136.95		:	0.00		:	0.00	1.0000	(2)	42	37	18	97

AG Parcels = No lot splits assumed Built = Acreage already developed

land use designations.

Table 1-28 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

.07291666667				Ac	reage Bi	ea kdow r					Exist Undev		Unit	Count	
CALPINE	_PINE Community (Core Community Influe			Outsi	Outside Influence		Total Acres	Parcels Nn- Resi- dential	Exist Undev Prcls	Exist DUs	Splits	Total Max. DUs by
Land Use Designation	Vcnt	Built	Total	Vcnt	Built	Total	Vcnt	Built	Total		dential	Avail- able for Res		for Resi- dential	Lnd Use Cat.
RR 1/2X			0.00			0.00			0.00	0.00					0
RR 1/2 or 1/2-1	10.3	16.83	27.13			0.00			0.00	27,13		46	73	0	119
R 1.5			0.00			0.00			0.00	0.00					0
R 2.5			0.00			0.00			0.00	0.00					0
R-2-5	28.48	61.24	89.72			0.00			0.00	89.72		18	23	14	55
R-5			0.00			0.00			0.00	0.00					0
R-5-10	80.2	127.44	207.64			0.00			0.00	207.64		3	8	23	34
R-10-20			0.00			0.00			0.00	0.00					0
R-10			0.00			0.00			0.00	0.00					0
R-10 (SC)			0.00			0.00			0.00	0.00			:		0
R-20			0.00			0.00			0.00	0.00					0
R-20-40			0.00	0	0	0.00	48.73	108.8	157.54	157.54		4	8		12
R-20X			0.00			0.00			0.00	0.00					0
R-40			0.00			0.00			0.00	0.00				-	0
MUR (8-12 du/ac)	1.15	10.3	11.45			0.00			0.00	11.45		4	3	128	135
Second Units														22	22
Total Resid.	120.1	215.81	335.94	0.00	0.00	0.00	48.73	108.81	157.54	493.48	0	75	115	187	377
PS	4.86	0.15	5.01			0.00			0.00	5.01	1_1_	0	0	0	0
1			0.00			0.00			0.00	0,00					0
PS/I			0.00			0.00			0.00	0.00				-	0
VC		6.88	6.88			0.00			0.00	6.88		0	1	0	1
СС		1.8	1.80			0.00			0.00	1.80		0	11	0	1
REC			0.00			0.00		<u> </u>	0.00	0.00		-			0
OS160			0.00			0.00			0.00	0.00					0
os		5.0	5.00			0.00	40.39	230.5	270.90	275.9	2		4	0	4
OS20			0.00			0.00	-		0.00	0.00					0
AG		0	0.00	20	123.27	143.27			0.00	143.2	7	0	0	0	0
PD-VC-5ac			0.00			0.00			0.00	0.00					0
Tot.Non-Resid	. 245.	1 13.83	18.69	20.00	123.27	143.27	40.39	230.5	1 270.90	432.8	6 3	0	6	0	6
Other Ac (Rds	;)		25.27							25.2	7				
CATEGORY T			379.90			143.27			428.4	4 951.6	3	75	121	1 187	38:

AG Parcels = No lot splits assumed

Built = Acreage already developed

DU = Dwelling Unit Vcnt = Vacant
Existing DUs = Based on 1992 Planning Department Land Use Survey of Communities Forest = No lot splits assumed . Number of existing parcels <u>estimated</u> by: Existing Total County parcels - existing parcels in all other designations - Bassetts and Goodyears Bar USFS land (already tabulated in proposed land uses)

Other DUs = 1990 Census DUs – existing DUs in communities from Land Use Survey 1 - 41 Potential New Parcels + DUs = Potential new parcels and dwelling units calculated by determining area within each existing lot which could be split consistent with proposed land use designation

Table 1-29 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS

7/96

(Proposed and Existing Land Uses)

				/	Acreage	Breakdow	vn				Exist		Un	nit Count	
DOWNIEVILLE	Co	ommunity	y Core	Com	munity In	ıfluence	Outs	side Influ	uence	Total Acres	Undev Parcels Non- Resi-	Exist Undev Prcls	Exist	Pot. New	Total Max.
Land Use Designation	Vcnt	Built	Total	Vcnt	Built	Total	Vcnt	Built	Total	Acies	dential	Avail- able for Res	DUs	Splits for Resi- dential	DUs by Lnd Use Cat.
RR 1/2X			0.00			0.00			0.00	0,00					0
RR 1/2 or 1/2-1	7.31	79.42	86.73	2.03	2.76	4.79			0.00	91.52		17	155	25	197
R 1.5			0.00			0.00			0.00	0.00					0
R 2.5			0.00			0.00			0.00	0.00					0
R-2-5	86.5	18.37	104.83	4.47	4.88	9.35			0.00	114.18		4	9	15	28
R-5			0.00			0.00			0.00	0.00					0
R-5-10			0.00			0.00			0.00	0.00		13	4	13	30
R-10-20			0.00			0.00			0.00	0.00					0
R-10			0.00			0.00			0.00	0.00					0
R-10 (SC)			0.00			0.00			0.00	0.00					0
R-20			0.00	89.56		89.56			0.00	89,56				5	5
R-20-40			0.00			0.00			0.00	0.00					0
R-20X			0.00			0.00			0.00	0.00					0
R-40			0.00			0.00			0.00	0.00					0
MUR (8-12 du/ac)		6.94	6.94			0.00			0.00	6.94		0	36	49	85
Second Units														25	25
Total Resid.	93.77	104.73	198.50	96.06	7.64	103.70	0.00	0.00	0.00	302.20	0	34	204	132	370
PS	4.9	15.40	20.30			0.00			0.00	20.30	4				0
I			0.00			0.00			0.00	0.00					0
PS/I			0.00			0.00			0.00	0.00					0
VC		4.96	4.96			0.00		3.98	3.98	8.94		0	12		12
СС		1.61	1.61			0.00			0.00	1.61		0	6		6
REC		2.63	2.63			0.00			0.00	2.63	4	0	0	0	0
OS160			0.00			0.00			0.00	0.00					0
os			0.00			0.00	2.33			2.33	1	0	0	0	0
OS20			0.00			0.00				0.00				0	0
AG			0.00			0.00			4	0.00					
PD-VC-5ac			0.00			0.00				0.00					0
ot.Non-Resid.	4.90	24.60	29.50	0.00	0.00	0.00	2.33			35,81	9	0	18	0	18
ther Ac (Rds)			21.82			6.05				27.87		J	10		10
ATEGORY TOTA			249.82			109.75			6.31 3	000000	9	34	222		

AG Parcels = No lot splits assumed

Other DUs = 1990 Census DUs – existing DUs in communities from Land Use Survey
Potential New Parcels + DUs = Potential new parcels and dwelling units calculated by determining area within each existing lot which could be spli consistent with proposed land use designation

1 - 42 1 - 42

Table 1-30 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

				А	creage B	reakdowi	า				Exist Undev		Un	it Count	
GOODYEARS BAR		munity	Core	Comr	nunity In	fluence	Outs	side Infl	uence	Total Acres	Parcels Non- Resi- dential	Exist Undev Prcls	Exist DUs	Pot. New Splits	Total Max. DUs by
Land Use Designation	Vcnt	Built	Total	Vcnt	Built	Total	Vcnt	Built	Total			Avail- able for Res		for Resi- dential	Lnd Use Cat.
RR 1/2X			0.00			0.00			0.00	0.00				***	0
RR 1/2 or 1/2-1	11.91	5.79	17.70			0.00			0.00	17.70		11	18	14	43
R 1.5			0.00			0.00			0.00	0.00					0
R 2.5			0.00			0.00			0.00	0.00					0
R-2-5		33.93	33.93			0.00			0.00	33.93		0	3	14	17
R-5	128.37	17.64	146.01			0.00			0.00	146.01		11	15	3	29
R-5-10			0.00			0.00			0.00	0.00					0
R-10-20			0.00			0.00			0.00	0.00					0
R-10			0.00			0.00			0.00	0.00					0
R-10 (SC)			0.00			0.00			0.00	0.00					0
R-20			0.00			0.00			0.00	0,00					0
R-20-40			0.00			0.00			0.00	0.00					0
R-20X			0.00			0.00			0.00	0.00					0
R-40			0.00			0.00			0.00	0.00					0
MUR (8-12 du/ac)			0.00			0.00			0.00	0.00					0
Second Units														6	6
Total Resid.	140.28	57.36	197.64	0.00	0.00	0.00	0.00	0.00	0.00	197.64	0	22	36	37	95
PS	0.6	0.79	1.39			0.00			0.00	1.39	1	0	0	0	0
1			0.00			0.00			0.00	0.00					0
PS/I	4.65		4.65			0.00			0.00	4.65					0
VC			0.00			0.00			0.00	0.00					0
CC	4.16		4.16			0.00			0.00	4.16					0
REC			0.00			0.00			0.00	0.00					0
OS160			0.00			0.00			0.00	0.00					0
os			0.00			0.00			0.00	0.00	1	0	0	0	0
OS20			0.00			0.00			0.00	0.00					0
AG			0.00			0.00			0.00	0.00					0
PD-VC-(5acMUR)			0.00			0.00			0.00	0.00					0
Tot.Non-Resid.	9.41	0.79	10.20	0.00	0.00	0.00	0.00	0.00	0.00	10.20	2	0	0	0	0
Other Ac (Rds)			15.93							15.93					
CATEGORY TO	T41.0		223.77			0.00			0.00	223.77	2	22	36	37	95

AG Parcels = No lot splits assumed

Table 1-31 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

1130					(Pro	posed a	nd Exis	iting La	and Use	(S)					
					Acreage	e Breakdo	own				Exist Undev		Uni	it Count	
OUTSIDE LOYALTON	Cor	mmunity	y Core	Com	nmunity In	nfluence	Out	tside Influ	uence	Total Acres	Parcels Non- Resi-	Exist Undev	Exist DUs	Pot. New Splits	Total Max.
Land Use Designation	Vent	Built	Total	Vent	Built	Total	Vcnt	Built	Total		dential	Avail- able for Res		for Resi- dential	DUs by Lnd Us Cat.
RR 1/2X			0.00			0.00			0.00	0.00					0
RR 1/2 or 1/2-1	8.72		8.72			0.00			0.00	8.72		1	0	16	17
R 1.5			0.00			0.00			0.00	0.00					.0
R 2.5			0.00			0.00			0.00	0.00					0
R-2-5			0.00			0.00			0.00	0.00					0
R-5			0.00			0.00			0.00	0.00					0
R-5-10	30.0		30.00			0.00			0.00	30.00		1	0	5	6
R-10-20			0.00			0.00			0.00	0.00					0
R-10	15.26	10.0	25.26			0.00			0.00	25.26		1	1	0	2
R-10 (SC)			0.00			0.00			0.00	0.00					0
R-20			0.00			0.00			0.00	0.00					0
R-20-40			0.00	424.3		424.30			0.00	424.30				25	25
R-20X			0.00			0.00			0.00	0.00					0
R-40			0.00			0.00			0.00	0.00					0
MUR (8-12 du/ac)	16.33	20.2	36.53			0.00			0.00	36.53		1	103	192	296
Second Units														15	15
Total Resid.	70.31	30.20	100.51	424.30	0.00	424.30	0.00	0.00	0.00	524.81	0	4	104	253	361
PS	8.41	10.0	18.41		3.81	3.81			0.00	22.22	1	0	0	0	0
1			0.00	122.0	130.28	252.28	35.2		35.20	287.48	2	0	0	0	0
PS/I			0.00			0.00		78.48	78.48	78,48	2	0	0	0	0
VC			0.00			0.00			0.00	0.00					0
СС			0.00			0.00			0.00	0.00					0
REC			0.00			0.00			0.00	0.00					0
OS160			0.00			0.00			0.00	0.00					0
os			0.00			0.00			0.00	0.00					0
OS20			0.00			0.00			0.00	0.00					0
AG			0.00			0.00			0.00	0.00					0
D-VC-(5ac MUR)			0.00			0.00			0.00	0.00					0
Tot.Non-Resid.	8.41	10.00	18.41	122.00	134.09	256.09	35.20	78.48	113.68	388.18	5	0	0	0	0
Other Ac (Rds)										0.00					
CATEGORY TOTAL	ALS		118.92			680.39			113.68	912.99	5	4	104	253	361
		accumad bamuaac			V		A STATE OF THE STA						104	200	301

Potential New Parcels + DUs = Potential new parcels and dwelling units calculated by determining area within each existing lot which could be split consistent with proposed land use designation

Table 1-32 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

				A	creage I	Breakdow	/n				Exist Undev		Uni	t Count	
PIKE	Com	munity (Core	Comm	nunity In	fluence	Outs	ide Influ	ience	Total Acres	Parcels Non- Resi-	Exist Undev Prcls	Exist DUs	Pot. New Splits	Total Max. DUs by
Land Use Designation	Vcnt	Built	Total	Vcnt	Built	Total	Vcnt	Built	Total		dential	Avail- able for Res		for Resi- dential	Lnd Use Cat.
RR 1/2X			0.00			0.00			0.00	0.00					0
RR 1/2 or 1/2-1			0.00			0.00			0.00	0.00					0
R 1.5			0.00			0.00			0.00	0.00					0
R 2.5	8 8 9 9 9		0.00			0.00			0.00	0.00					0
R-2-5	9 9 9 9 9		0.00			0.00			0.00	0.00					0
R-5	6 9 9 9		0.00			0.00			0.00	0.00					0
R-5-10	579.89	219.84	799.73	373		373.00			0.00	1,172,73		69	38	121	228
R-10-20			0.00			0.00			0.00	0.00					0
R-10			0.00			0.00			0.00	0.00					0
R-10 (SC)			0.00			0.00			0.00	0.00					0
R-20			0.00			0.00			0.00	0.00					0
R-20-40			0.00	216.1	40.90	257.02			0.00	257.02		17	4	28	49
R-20X			0.00	36.35	41.54	77.89			0.00	77.89		2	2	0	4
R-40			0.00			0.00			0.00	0.00					0
MUR (8-12 du/ac)			0.00			0.00			0.00	0,00					0
Second Units														10	10
Total Resid.	579.89	219.84	799.73	625.47	82.44	707.91	0.00	0.00	0.00	1,507.64	0	88	44	159	291
PS		20.62	20.62		4.13	4.13			0.00	24.75					0
1			0.00			0.00			0.00	0,00					0
PS/I			0.00			0.00			0.00	0.00					0
VC			0.00			0.00			0.00	0.00					0
CC			0.00			0.00			0.00	0.00					0
REC			0.00			0.00			0.00	0.00					0
OS160			0.00			0.00			0.00	0.00					0
os			0.00			0.00			0.00	0.00					0
OS20			0.00			0.00			0.00	0,00					0
AG			0.00			0.00			0.00	0.00					0
PD-VC-(5ac MUR)			0.00			0.00			0.00	0.00					0
Tot.Non-Resid.		20.62	20.62	0.00	4.13	4.13	0.00	0.00	0.00	24.75	0	0	0	0	0
Other Ac (Rds)	1		27.09			7.69				34.78					
CATEGORY TO		<u></u>	847.44			719.73			0.00	1,567.17	0	88	44	159	291

1 - 45

Table 1-33 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

					Acreage	Breakdo	wn				Exist	Unit Count				
SATTLEY	Со	mmunity	Core	Com	nunity Ir	nfluence	Outs	side Infl	uence	Total Acres	Undev Parcels Non- Resi-	Exist Undev Prcls	Exist DUs	Pot. New Splits	Tot Ma: DUs	
Land Use Designation	Vcnt	Built	Total	Vcnt	Built	Total	Vcnt	Built	Total		dential	Avail- able for Res		for Resi- dential	Lnd Ca	
RR 1/2X			0.00			0.00			0.00	0.00				*	0	
RR 1/2 or 1/2-1	1.01	11.44	12.45			0.00			0.00	12.45		1	9	11	21	
R 1.5			0.00			0.00			0.00	. 0.00					0	
R 2.5			0.00			0.00			0.00	0.00				***************************************	0	
R-2-5	24.0	5.98	29.98			0.00			0.00	29.98		2	5	11	18	
R-5			0.00			0.00			0.00	0.00					0	
R-5-10	199.5		199.50	254.0	5.5	259.50			0.00	459.00		4	3	86	93	
R-10-20			0.00			0.00			0.00	0.00					0	
R-10			0.00			0.00			0.00	0.00					0	
R-10 (SC)			0.00			0.00			0.00	0.00					0	
R-20			0.00			0.00			0.00	0.00					0	
R-20-40			0.00	165		165.00			0.00	165.00		1		16	17	
R-20X			0.00			0.00			0.00	0.00 -					0	
R-40			0.00			0.00			0.00	0.00					0	
MUR (8-12 du/ac)			0.00			0.00			0.00	0.00					0	
Second Units														10	10	
Total Resid.	224.51	17.42	241.93	419.00	5.50	424.50	0.00	0.00	0.00	666.43	0	8	17	134	159	
PS		1.11	1.11		1.82	1.82			0.00	2.93					0	
1		23.31	23.31			0.00			0.00	23.31					0	
PS/I			0.00			0.00			0.00	0.00					0	
VC			0.00			0.00			0.00	0.00					0	
СС	0.9	0.76	1.66			0.00			0.00	1.66	1	0	2		2	
REC			0.00			0.00			0.00	0.00					0	
OS160			0.00			0.00			0.00	0.00					0	
os			0.00			0.00			0.00	0.00	1				0	
OS20			0.00			0.00			0.00	0.00					0	
AG			0.00			0.00			0.00	0.00					0	
D-VC-(5ac MUR)			0.00			0.00			0.00	0,00					0	
Tot.Non-Resid.	0.90	25.18	26.08	0.00	1.82	1.82	0.00	0.00	0.00	27.90	2	0	2	0	2	
Other Ac (Rds)			10.6			26.7				37.30						
CATEGORY TO	TALS		278.61			453.02			0.00	731.63	2	8	19	134	161	

consistent with proposed land use designation

Table 1-34 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

				Ac	reage Bro	eakdown				•	Exist Undev		Unit	nit Count			
SIERRA BROOKS	Com	munity (Core	Comm	unity Infl	uence	Outs	ide Influ	ence	Total Acres	Parcels Non- Resi- dential	Exist Undev Prcls	Exist DUs	Pot. New Splits	Total Max. DUs by		
Land Use Designation	Vcnt	Built	Total	Vcnt	Built	Total	Vcnt	Built	Total		dential	Avail- able for Res		for Resi- dential	Lnd Use Cat.		
RR 1/2X	218.5	166.1	384.60			0.00			0.00	384.60		267	122		389		
RR 1/2 or 1/2-1			0.00			0.00			0.00	0.00					0		
R 1.5			0.00			0.00			0.00	0.00					0		
R 2.5			0.00			0.00			0.00	0.00					0		
R-2-5			0.00			0.00			0.00	0.00					0		
R-5			0.00			0.00			0.00	0.00					0		
R-5-10			0.00			0.00			0.00	0.00					0		
R-10-20			0.00			0.00			0.00	0.00					0		
R-10/REC/PD	110		110.00			0.00			0.00	110.00				11	11		
R-10 (SC)			0.00			0.00			0.00	0.00					0		
R-20			0.00			0.00			0.00	0.00					0		
R-20-40			0.00			0.00			0.00	0.00					0		
R-20X			0.00			0.00			0.00	0.00					0		
R-40			0.00			0.00			0.00	0.00					0		
MUR (8-12 du/ac)			0.00			0.00			0.00	0.00					0		
Second Units										-2.5				29	29		
Total Resid.	328.50	166.10	494.60	0.00	0.00	0.00	0.00	0.00	0.00	494.60	0	267	122	40	429		
PS	5.25	28.93	34.18	63.0	12.3	75.30			0.00	109.48					0		
1			0.00			0.00			0.00	0.00					0		
PS/I			0.00			0.00			0.00	0.00					0		
VC			0.00			0.00			0.00	0.00					0		
CC			0.00			0.00			0.00	0.00					0		
REC		14.0	14.00		105.0	105.00			0.00	119.00			*		0		
OS160			0.00			0.00			0.00	0.00					0		
os	60		60.00			0.00			0.00	60.00					0		
OS20			0.00			0.00			0.00	0.00					0		
AG			0.00			0.00			0.00	0.00					0		
PD-VC-(5ac MUR)			0.00			0.00			0.00	0.00					0		
Tot.Non-Resid		42.93	108.18	63.00	117.30	180.30	0.00	0.00	0.00	288.48	0	0	0	0	0		
			86							86.00							
Other Ac (Rds)			688.78			180.30			0.00	869.08	0	267	122	40	429		
CATEGORY TO AG Parcels = No Built = Acreage DU = Dwelling U Existing DUS = E Forest = No lot s and Goodyears I Other DUS = 199 Potential New P	lot splits already nit Based on plits ass	Vor 1992 Pl umed . N S land (a is DUs -	ed ed ant = Vacar anning De lumber of liready tab existing I	nt epartment existing oulated in OUs in co	propose mmunitie	d land use	s)		1 4	/							

Table 1-35 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

				Д	creage E	Breakdow	n				Exist		Un	it Count	
SIERRA CITY	Co	mmunity	y Core	Com	munity Ir	fluence	Outs	side Infl	uence	Total Acres	Undev Parcels Non- Resi-	Exist Undev Prcls	Exist DUs	Pot. New Splits	Total Max. DUs by
Land Use Designation	Vcnt	Built	Total	Vcnt	Built	Total	Vcnt	Built	Total		dential	Avail- able for Res		for Resi- dential	Lnd Use Cat.
RR 1/2X			0.00			0.00			0.00	0.00					0
RR 1/2 or 1/2-	1 86.2	116.3	202.50			0.00			0.00	202.50		125	227	132	484
R 1.5			0.00			0.00			0.00	0.00					0
R 2.5			0.00			0.00			0.00	0.00					0
R-2-5			0.00			0.00		•	0.00	0,00					0
R-5			0.00			0.00		•	0.00	0.00					0
R-5-10			0.00			0.00			0.00	0.00					0
R-10-20			0.00			0.00		0 0 0 1 1 1 4	0.00	0.00					0
R-10	35.16	21.7	56.86			0.00			0.00	56,86		6	1	1	8
R-10 (SC)			0.00			0.00			0.00	0.00					0
R-20			0.00			0.00			0.00	0.00		,			0
R-20-40			0.00			0.00			0.00	0.00					0
R-20X			0.00			0.00			0.00	0.00					0
R-40			0.00	182.11		182.11			0.00	182.11		7	0	0	7
MUR (8-12 du/ac)	3.91	5.23	9.14			0.00			0.00	9.14		7	29	70	106
Second Units														22	22
Total Resid.	125.27	143.23	268.50	182.11	0.00	182.11	0.00	0.00	0.00	450.61	0	145	257	225	627
PS	0.5	4.55	5.05			0.00		12.07	12.07	17.12	1	0	1	0	1
I			0.00			0.00			0.00	0.00					0
PS/I			0.00			0.00			0.00	0.00					0
VC	13.97	28.53	42.50			0.00			0.00	42.50	1	0	1	0	1
СС	0.68	9.94	10.62			0.00			0.00	10.62	3	0	21	0	21
REC		6.55	6.55			0.00			0.00	6.55					0
OS160			0.00			0.00			0.00	0.00					0
os	6.40		6.40			0.00			0.00	6.40					0
OS20			0.00			0.00			0.00	0.00					0
FX/PD			0.00	275		275.00			0.00	275.00					0
D-VC-(5ac MUR)			0.00			0.00			0.00	0.00					0
ot.Non-Resid.	21.55	49.57	71.12	275.00	0.00	275.00	0.00	12.07	12.07	358.19	5	0	23	0	23
other Ac (Rds)			66.98							66.98					
ATEGORY TO	TALS		406.60			457.11			12.07	875.78	5	145	280	225	650

Table 1-36 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

7750				(P	ropose	d and E	xistin	g Land	Uses)					
				Ac	reage Br	eakdown					Exist		Unit	Count	
SIERRAVILLE	Co	mmunity	Core	Comr	munity In	fluence	Outs	side Infl	uence	Total Acres	Undev Parcels Non- Resi- dential	Undev	Exist DUs	Pot. New Splits	Tota Max. DUs
Land Use Designation	Vcnt	Built	Total	Vent	Built	Total	Vcnt	Built	Total		dential	Avail- able for Res		for Resi- dential	by Lnd Use Cat.
RR 1/2X			0.00			0.00			0.00	0.00					0
RR 1/2 or 1/2-1	82.6	33.3	115.90			0.00			0.00	115.90		66	27	126	219
R 1.5			0.00			0.00			0.00	0.00					0
R 2.5			0.00			0.00			0.00	0.00					0
R-2-5	89.97	136.17	226.14			0.00			0.00	226.14		19	25	91	135
R-5			0.00			0.00			0.00	0.00					0
R-5-10	38.13		38.13			0.00			0.00	38.13					0
R-10-20			0.00			0.00			0.00	0.00					0
R-10			0.00			0.00			0.00	0.00					0
RR-10 (SC)			0.00			0.00			0.00	0.00					0
RR-20			0.00			0.00			0.00	0.00					0
RR-20-40			0.00			0.00			0.00	0.00					0
RR-20X			0.00			0.00			0.00	0.00					0
RR-40			0.00			0.00			0.00	0.00					0
MUR (8-12 du/ac)			0.00			0.00			0.00	0.00					0
Second Units										100				53	53
Total Resid.	210.70	169.47	380.17	0.00	0.00	0.00	0.00	0.00	0.00	380.17	0	85	52	270	407
PS		43.86	43.86			0.00		4.95	4.95	48.81	2				0
I	20.0		20.00			0.00			0.00	20.00					0
PS/I			0.00			0.00			0.00	0.00					0
VC	135.26		135.26			0.00			0.00	135.26					0
СС	6.4	17.59	23.99			0.00			0.00	23.99					0
REC			0.00		5.74	5.74			0.00	5.74					0
OS160			0.00			0.00			0.00	0.00					0
os	265.23		265.23			0.00		14.92	14.92	280.15	2				0
OS20			0.00			0.00			0.00	0.00					0
AG			0.00			0.00			0.00	0,00			5		5
PD-VC-(5ac MUR)	449.84		449.84			0.00			0.00	449.84		0	2	58	60
Tot.Non-Resid.	876.73	61.45	938.18	0.00	5.74	5.74	0.00	19.87	19.87	963.79	4	0	7	58	65
Other Ac (Rds)			59.77							59.77					
CATEGORY TO	TALS		1,378.12			5.74			19.87	1,403.73	4	85	59	328	472
	Intenlite a			41				1							

Table 1-37 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed and Existing Land Uses)

	-				Acreage E	3reakdow	n				Exist		Uni	it Count	
VERDI	Cor	ommunity Built		Com	nmunity In		1	side Infl	T	Total Acres	Parcels Non- Resi- dential	Exist Undev	Exist DUs	Splits	Tota Max DUs
Designation				Voin	Built	Total	Vent	Built	Total			able for Res		for Resi- dential	Lnd Use LL Cat
RR 1/2X			0.00			0.00			0.00	0.00					0
RR 1/2 or 1/2-1			0.00			0.00			0.00	0.00					0
R 1.5	483.32	115.8	599.12			0.00			0.00	599.12		35	47	257	339
R 2.5	400.43		400.43		0	0.00			0.00	400.43		n/a	n/a	136	136
R-2-5			0.00			0.00			0.00	0.00					0
R-5	29.41	120.72	150.13			0.00			0.00	150.13		4	18	8	30
R-5-10			0.00			0.00			0.00	0.00					0
RR-10-20			0.00			0.00			0.00	0.00					0
RR-10			0.00			0.00			0.00	0.00					0
RR-10 (SC)			0.00			0.00			0.00	0.00					0
RR-20			0.00			0.00			0.00	0.00					0
RR-20-40			0.00			0.00			0.00	0.00					0
RR-20X			0.00			0.00			0.00	0.00					0
RR-40			0.00			0.00			0.00	0.00					0
MUR (8-12 du/ac)			0.00			0.00			0.00	0.00					0
Second Units									9					39	39
Total Resid.	913.16 2	236.52	1,149.68	0.00	0.00	0.00	0.00	0.00	0.00	1,149.68	0	39	65	440	
PS			0.00			0.00			0.00	0.00		-	00	440	544
1			0.00			0.00			0.00	0.00					0
PS/I			0.00			0.00			0.00	0.00					0
VC			0.00			0.00			0.00	0.00					0
cc			0.00			0.00			0.00	0.00					0
REC			0.00			0.00			0.00	0.00					0
OS160				806.25		806.25			8	806,25		-12		-1	0
os			0.00			0.00			0.00	0.00		n/a		51	5
OS20			0.00	88.49	53.10	141.59				141.59		10			0
4G			0.00			0.00			0.00	0.00		n/a		71	7
D-VC-(5ac MUR)			0.00			0.00			0.00	0.00					0
	0.00 0	0.00		894.74	53.10		0.00		38	947.84	0	0	0		0
ther Ac (Rds)									0.00	0.00		U	0	12	12
	ALS		1,149.68			947.84		-	0.00 2	2,097.52	-		-		

AG Parcels = No lot splits assumed
Built = Acreage already developed
DU = Dwelling Unit n/a = Not Available Vcnt = Vacant
Existing DUs = Based on 1992 Planning Department Land Use Survey of Communities
Forest = No lot splits assumed. Number of existing parcels estimated by: Existing Total County parcels - existing parcels in all other designations - Bassetts
Other DUs = 1990 Census DUs - existing DUs in communities from Land Use Survey 1 - 50
Potential New Parcels + DUs = Potential new parcels and dwelling units calculated by determining area within each existing lot which could be split
Estimated by acreage.

Table 1-38 SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS (Proposed + Existing Land Uses) (7/96)

OUTSIDE OF COMMUNITY AREAS

	Acreage Total	Existing Undeveloped Parcels Non-		Dwelling U	nit Count	
Land Use Designation	Acreage Total by Land Use Category	Parcels Non- Residential	Existing Undeveloped Parcels Avail. for Residential	Existing Dwelling Units	Potential New Splits for Residential	Maximum Tota by Land Use Category
R 1/2X						
R 1/2						
R 1.5						
R 2.5						
R-2-5						
R-5						
R-5-10						
RR-10-20						
RR-10						
RR-10 (SC)						
RR-20						
RR-20-40						
RR-20X						
RR-40						
MUR (8-12 du/ac)						
Existing Core of Loyalton						
Total Residential	0.0	0	0	0	0	0
PS	241.3	0	0	n/a	n/a	n/a
1		1				0
PS/I						0
PD-VC- (5ac MUR)						0
СС						0
VC						0
OS	32058	n/a	n/a	n/a	n/a	n/a
OS20						0
OS160						0
REC	1154		n/a	n/a	n/a	n/a
AG	56146.05			25	0	25
Forest	486826	304	623	593	0	1216
Second Units					156	156
Total Non-Residential	579,973.0	305	623	618	156	1,397
Other Ac (Rds)						
CATEGORY TOTALS	579,973.0	305	623	618	156	1,397
OATEOORT TOTALO	5.0,5.0.0					1,00

proposed land use designation
11990 Census DUs unincorporated area – existing DUs in communities from Land Use Survey



ECONOMIC ELEMENT GENERAL PLAN 2012





JULY, 1996 2. Economic Element

Background Discussion

Sierra County's Setting . . . an Introduction

Development / Need for Diversification

Overall Economic Sierra County has the second smallest population of California's 58 counties - 3,360 people in 1,340 households (1991). Despite its close proximity to the populous Lake Tahoe area, with its many recreational activities, resorts and summer home areas, and its nearness to the dynamic economy of the Reno Metropolitan Area, with its gaming, warehousing, manufacturing, military and other activities, the County is relatively isolated because the major traffic routes go around it.

> In this framework of the ruggedness of the Sierra Nevada mountains with their high elevations and snowy winters, the surrounding grid of arterials, and the nearness of the Lake Tahoe and Reno areas, the market characteristics of Sierra County are easily defined. Initially, the main economic attractions of the County were its timber, its minerals and agriculture (largely grazing) in the Sierra Valley. The County's residents became those people who working in

its forests, mines and farmers chose to make permanent homes in the area. In recent years, campers, hikers, fisherman, etc. have been attracted by its rugged terrain and rushing streams. A small recreation and tourist industry has been established to serve them mainly in the western part of the County. The land, the forests and the streams are still the dominant factors in the County's economy andtherefore the Sierra Pacific mill, the Forest Service, the State Highway Maintenance crews, County government, and other governmental and quasi-public employees such as the schools and the hospital have become the County's major economic organizations. These conditions have created a hardy, independent group of residents in many small communities who are strongly attracted to the County because of its unique situation and the distinctive way of life which it requires.

Because there is so much recreational and economic activity in the nearby Lake Tahoe and Reno areas, and because the majority of Sierra County is relatively inaccessible or difficult to develop, there has been little economic incentive to developers to move into the County. This situation may be changing.

The County's Economic Situation . . . Relatively Stable to Date

There are suggestions in the statistical data that the County's population and employment is beginning to grow at a faster rate than it has historically, but in general it can be concluded that the County has been through a period of remarkable population and economic stability. Examples include the following:

- Population. Between 1980 and 1990 the Census Bureau reports that the County's population increased by only 8% (245 people -24 people per year). By comparison, the four county Sierra Tahoe Region (El Dorado, Nevada, Placer and Sierra counties) increased by 48% and the State increased by 26%.
- Households. Between 1980 and 1990 the Census Bureau reports that the number of households in the County increased by only 4% (53 households or an average of five households per year). By comparison, the regional increase was 40%.
- Employment. Between 1980 and 1989, Sierra County's employment growth was 15% compared to 63% for the Region and 31% for the State.

- Taxable Retail Sales. Between 1984 and 1989, Sierra County's retail outlets increased by four, but when the taxable sales were adjusted for inflation, their value declined by 14% compared to a 30% increase for the Region and a 14% increase for the State.
- Housing. In the 1970's, Sierra County had a net increase of 262 new single-family housing units and 167 mobile homes. During the 1980's the numbers declined to 191 single-family houses and 17 mobile homes. No multi-plex units (duplexes, triplexes or fourplexes) or apartment units were built in the County during the 1980's. During the 1980's, the County's housing growth was 13% compared to 43% for the Region.
- Offices, Motels, Stores and Industrial Building Permits.
 During the 1980's there apparently was only one new industrial building and one new store building authorized in the County.
 Sierra County ranked from 52nd to 58th among the State's 58 counties in the amount of building authorized.

Employment Trends. It is estimated that employment in Sierra County increased from about 900 employed residents in 1970 to 1,180 in 1980 to more than 1,350 in 1989. When employment is related to the number of households in the County, the ratio has varied from a low of 80 employees per 100 households to nearly 120 employees per 100 households. The average has been about 91 local jobs per 100 households. These figures have been used to project the number of employees in the future based on the projected population and households. This projection anticipates that the number of employed persons in the County will increase from 1,350 in 1989 to 1,921 in the year 2012. The average increase over the next 20 years would amount to about 47 new jobs per year compared to an average increase of 28 per year in the 1970's and 19 in the 1980's. An employed residents:household ratio of approximately 1.15:1 would result (See Table 3-4 in the Housing Element). The Land Use Diagrams provide for adequate land to accommodate this amount of job development. (See Land Use Element)

Employment / Unemployment. The unemployment rate in Sierra County from 1989-1992 ranged from 9.3% to 14.4%. At 14.4% 250 people were unemployed county wide (See Table 2-1). This is a significantly higher rate than surrounding counties.

Table 2-1
CALENDAR YEAR UNEMPLOYMENT RATES

			01120	
County	1989	1990	1991	1992
El Dorado	4.3%	4.3%	6.2%	9.4%
Nevada	5.5%	5.5%	7.5%	9.9%
Placer	4.6%	4.8%	7.0%	8.3%
Sierra	9.3%	10.1%	10.4%	14.4%

NOTE: Can be updated yearly in February with SEDD report, 823-4703.

SOURCE: California Employment Development Dept in SEDD Overall Economic Development Program, 1992



Table 2-2 CIVILIAN LABOR FORCE EMPLOYMENT AND UNEMPLOYMENT

	EMPLOYN	IENI AND	UNEMPLO	TIMETAL	
					PRELIMINARY
					YEARLY AVERAGES
		1989	1990	1991	<u>1992</u>
EL DORADO COUNT	TY				
Civilian Labor	Force	65,700	66,500	67,000	70,990
Employment	- 01 001/	62,900	63,600	62,825	65,460
Unemployment		2,800	2,900	4,175	5,530
Unemployment	Date	4.3%	4.8%	6.2%	7.8%
OllembroAmetic	Race _{2/}	4.34	4104	0.20	,,,,,
NEVADA COUNTY					
-1 1-1					
Civilian Labor	Force	32,600	32,250	33,225	
Employment		30,800	30,475	30,725	
Unemployment		1,800	1,775	2,500	
Unemployment	Rate	5.5%	5.5%	7.5%	9.1%
PLACER COUNTY					
, Civllian Labor	Force	79,200	80,300		
Employment		75,600	76,500		
Unemployment		3,600	3,800	5,700	7,660
Unemployment	Rate	4.6%	4.8%	7.0	8.8%
SIERRA COUNTY					
Civilian Labor	Force	1,725	1,700	1,6	75 1,780
Employment		1,575	1,525		
Unemployment	-	150	175		75 213
Unemployment		9.3%	10.1%	_	
onemproymen	L Rate	9.38	10.14	10.4	46 10.96
GEDD MOMAI					
SEDD TOTAL					
Civilian Labor	r Force	179,225	180,750	183,1	50 195,913
Employmnet		170,875	172,100		
Unemploymen	-	8,350	8,650	•	,
				,	
Unemploymen	c Kate	4.7%	4.8%	6.	9% 8.6%

March 1990 Benchmark

- Labor force by place of residence. Employment includes persons involved in labor management trade disputes.
- The unemployment rate is computed from unrounded data; therefore, it may differ from rates developed by using rounded data in this table.
- Projections developed by SEDD, based on preliminary employment reports.

SOURCE; California Employment Development Department

NOTE: Can be updated yearly in February with SEDD report, 823-4703.

SOURCE: SEDD, 1992

Seasonal rates vary greatly, however, from as low as 5% in the summer to 16% in mid-winter (See Figure 3-18).



Figure 2-1 SIERRA COUNTY UNEMPLOYMENT 1990, 1991 AND 1992 0.18 0.18 0.14 0.12 0.1 0.08 0.06 0.04 0.02 ō Jan Feb Apr Jun Sep Oct Nov Dec % Unemployed - 1990 — % Unemployed - 1991 % Unemployed - 1992

NOTE: Can be updated yearly with SEDD report, 823-4703.

SOURCE: SEDD, 1992

However, high unemployment rates and the seasonal nature of employment are not new to Sierra County. In fact, the employed work force has increased in the county over the past decade (1981-1991) by 11.8% (See Table 2-3), the county wide population growth rate over this period was 9.3% (see Table 3-1 in the Housing Element).

Table 2-3
ANNUAL AVERAGE WAGE AND SALARY EMPLOYMENT SIERRA COUNTY

		1981	1982	1983	1984	1985	1986	1987	198 8	19 89	19 90	1991	1992
Total, All Industries Agriculture/ Forestry/Fisheries		850 25	72 5	775 0	75 0 2 5	7 75 2 5	800 25	775 0	825 0	925 0	9 50 0	950 0	
Total Nonagriculture		825	725	750	750	775	775	775	825	925	9 50	950	
Retail & Wholesale Trade Services		100 75	100 75	100 75	100 75	100 75	100 100	75 10 0	75 100	75 125	100 125	100 125	
Government	<u>2</u> /	425	400	400	400	400	3 75	400	400	45 0	4 75	500	
Manufacturing Other Nonagriculture	<u>3</u> /	225	150	200	200	200	225	200	22 5	2 75	250	25	

^{1/} Employment reported by place of work. Does not include proprietors, the self-employed, unpaid volunteers or family workers, private household workers and persons involved in labor-management disputes. Detail may not add to totals due to independent rounding.
2/ Includes all civilian employees of federal, state, and local governments, regardless of activity in which the employee is engaged

3/ Manufacturing was included in Other Nonagriculture until 1991 NOTE: Can be updated yearly with SEDD report, 823-4703.

SOURCE: California State Employment Department, March 1990 Benchmark

As of 1991 only approximately 50 new jobs would reduce the unemployment rate to below the 7.5% range; the State average for 1990-91. This has increased to approximately 125 new jobs needed in 1992. Approximately 22 new jobs/year need to be created to keep up with population growth alone.

Overall, the most apparent trend appears to be declining numbers of farms; there has also been an increase in the number of tenant operated farms since the previous General Plan. While two time periods (1982 and 1987) are not sufficient to establish a trend, there are initial indications of a drop in the number of on-the-farm operators and farming as the principal occupation of farm operators.

The Agricultural Element includes policies directed at protecting the County's agricultural economy centered around retention of existing agricultural parcel sizes.

Government

Governmental employment is the largest sector of the Sierra County work force at 48.6% (SEDD) of total jobs. This sector is expected to remain relatively stable in the future though some job losses may result due to decreased timber revenues.

Wholesale & Retail Trade

Wholesale and retail trade employment provided 8.1% of all Sierra County jobs in 1989 (SEDD), a 10.8% decrease over the previous year.

Services

Service employment makes up approximately 13.5% of County jobs (SEDD, 1989), an increase of 11.5% over the previous year.

Summary

In summary, during the last ten years, Sierra County has experienced very little change while being near to two of the most dynamic growth areas in the west - the Lake Tahoe area and its recreational, resort and entertainment emphasis, and Reno with a rapidly growing economy and population. However, recent trends show a potential for timber industry related job losses and reverberations through the County's economy.

Specific ideas which have been expressed to bolster each of the individual sectors of Sierra County's economy are listed in the appendix to this Element.

Individual Economic Sectors

Timber Industry

Historically, the timber industry has been extremely important to Sierra County's economy and has included logging, lumber mills, trucking, and

trucking, and United States Forest Service employment. Employment in timber-related jobs makes up approximately 23% (1989) of the Sierra County labor force directly and perhaps 34.5% additional indirectly (using a Sierra Economic Development District recommended multiplier of 1.5). This has fallen from a high of 403 jobs in 1969 but has remained fairly static since 1981. (See Table 2-5.)

However, more recently decreased timber sales in the County is threatening the job outlook for timber related employers, largely the Sierra Pacific Mill. Timber harvest in Sierra County fell 41% between 1990 an 1991 (Table 2-6).

The Tahoe National Forest Sales Program targets 129-150 million board feet per year in sales from 1992 to 1999. County timber industry representatives see a need for 100 million board feet per year sales to retain existing job levels. However, increased pressure to set aside National Forest lands because of environmental concerns is expected to continue to affect timber harvest yield (Table 5 compares recent actual sales to targets). The effects could include:

- Decreased County and School District revenues (Increased prices are expected to offset these decreases somewhat)
- Closure of the Sierra Pacific Mill
- Indirect economic impacts throughout other sectors of the County's economy.



Table 2-4 SIERRA COUNTY TIMBER INDUSTRY RELATED EMPLOYMENT

	Manufac	turing ¹	Truck	ing²	Feder	ral ³	Total		% Total Labor
Year	Employ- ment Value	Jobs	Employ- ment Value	Jobs	Employ- ment Value	Jobs	Employ- ment Value	Jobs	%(#)
1980	\$2,795,00 0	334	\$ 111,000	22	\$ 347,000	47	\$3,253,000	403	%()
1981	4,134,000	16 6	255,000	20	1,607,000	95	5,996,000	281	25% (1103)
1982	n/a	≈142	100,000	16	1,516,000	88	n/a	247	n/a (1033)
1983	n/a	≈142	209,000	11	1,517,000	83	n/a	236	n/a (1055)
1984	n/a	142	318,000	14	1,450,000	72	n/a	228	n/a (1072)
1985	5,208,000	161	276,000	15	1,548,000	72	7,032,000	248	21% (1180)
1986	5,099,000	167	308,000	16	1,586,000	74	6,993,000	257	21% (1214)
1987	5,262,000	164	243,000	16	1,783,000	79	7,288,000	259	21% (1242)
1988	5,731,000	169	279,000	17	1,986,000	78	7,996,000	264	20% (1280)
1989	6,979,000	203	194,000	17	2,129,000	95	9,402,000	315	23% (1353)
1990									
1991									
1992									
1993									
1994									
1995									
1996									
1997									
1998									

Has been reduced by 5% to account for printing and publishing employment.
 Has been reduced by 40% to account for other types of trucking.
 Some of these jobs may not be directly related to the timber industry.



Table 2-5 TIMBER HARVEST BY CALENDAR YEAR (Board Feet)

Year	California	Increase/Decrease over Previous Year	Sierra County	Increase/Decrease over Previous Year
1985	3,785,638,000	-	112,323,000	
1986	4,099,271,000	+8%	110,316,000	-1.8%
1987	4,430,851,000	+8%	139,799,000	+26.7%
1988	4,625,000,000	+4.4%	205,500,000	+47%
1989	4,364,500,000	-5.6%	102,300,000	-50.2%
1990	3,997,900,000	-8.4%	82,700,000	-19.2%
1991	3,172,200,000	-20.7%	48,700,000	-42%
1992	2,958,651,000	-6.7%	38,071,000	-22%
199 3				
1994				
1995				
1996				
1997				
1998				

SOURCE: Sierra County Assessor (916) 289-3283)(1985-1990) Annual Crop & Livestock Report, Plumas Sierra County, Dept. of Ag. 1951 - Sierra County General Plan, 1970



Table 2-6 FEDERAL FOREST RESERVE RECEIPTS RECEIVED BY SIERRA COUNTY (All Road Fund Money)

Fiscal Year	Receipts	% of County Budget	Total County Budget	
1984-85	\$ 899,939	16.4		
			\$5,481,777	
1985-86	561,330	9.5	5,922,501	
1986–87	671,122	10.4	6,451, 18 3	
1987-88	955,543	12.7	7,520,928	
1988-89	1,217,463	13.7	8,911,990	
1989-90	1,437,883	10.9	9,514,177	
1990-91	1,037,425	11.3	9,211,870	
1991-92	717,654	7.4	9,684,481	
1992-93	801,519	8.6	9,343,101	
	22.,010	0.0	0,0 10,101	
1993-94				
1333-84				
4004.05				
1994-95				
1995-96				
1996-97				
1997-98				
-				

Average: 11.2%

SOURCE: Sierra County Assessor (916) 289-3283

Revenues to school districts total 1.25 times the County receipts.



Table 2-7 ACTIVE SIERRA COUNTY SAWMILLS

Year	Number	Board Ft Produced
1951 1962 1966 1969	11 4 3 2	66,600,000 87,000,000 (capacity) 73,200,000 N/A
1991	1 (160 employees)	109,000,000

SOURCE: 1951-69, Sierra County General Plan, 1970 1991: Sierra Pacific, 993-4402

Table 2-9 TAHOE SALES PROGRAM HISTORY/STATUS (2/24/92)

Target: 140.0 MMBF Accomplishment: Affected by Appeals:	124.0 MMBF Green 94.9 MMBF Green 60.4 MMBF Green	16.0 ммвг Salvage 9.0 ммвг Salvage
	1990	
Target: 151.0 mmbF Accomplishment: Affected by Appeals:	51.0 MMBF Green 25.0 MMBF Green 10.0 MMBF Green	100.0 MMBF Salvage 69.0 MMBF Salvage
	1991	
Target: 129.0 mmbF Accomplishment: Affected by Appeals:	87.0 MMBF Green 20.0 MMBF Green 0	42.0 MMBF Salvage 8.0 MMBF Salvage
	1992	
Target: 144.0 MMBF	117.1 MMBF Green	27.0 ммвг Salvage

Accomplishment: Working toward 99.2 MMBF total. This amount will be hard to accomplish.

SOURCE: U.S. Forest Service.

The Timber Resources Element of the General Plan includes policies directed at retaining timber production in the County by protecting forest lands from incompatible uses and assisting in the continued operation of the SPI Mill. In addition, the diversification goal of this Element is intended to help alleviate seasonal fluctuations in employment including the timber industry.

Agriculture

The contribution of agriculture to the County's economy has remained relatively stable over the years.

The 1990 "Annual Crop and Livestock Report" reports a \$6,338,900 crop/livestock value and exceeds that reported in the 1967 General Plan: \$1,193,720. In 1990 dollars, this 1967 value is equivalent to roughly \$4,774,000.

Recently, this economic activity has occurred on 46 farms averaging 1116 acres (Ray Borton, California Department of Food and Agriculture, Personal Communication, 3/23/92). This compares to the figures reported in the 1967 General Plan shown in Table 2-10

Table 2-10
BASIC FARM CHARACTERISTICS

Year	#Farms	Avg Size
1930°	92	1300
1940°	86	69 9
1950°	69	1253
1959°	49	1881
1964°	41	1253
1982b	61	875
1987b	46	1116

SOURCES: *Sierra County General Plan. 1967
**b1987 Census of Agriculture

Table 2-11
SELECTED FARM CHARACTERISTICS

	Tenu	re of Operator.	•••••		perator ace of Re	Prir	ators by icipal upation	
Year	# Owner Operated	Part Owner Operated	# Tenant Operated	On Farm	Not on Fam	Not Report	ed Farm	ing Other
1959°		13 8	7 3					
1982 ^b		13 6	9 10	4 6 2 7	12 16	3	34 23	27 23

Operators by Days of Work Off the Farms..... Operators by Years of Presentation Farm... 200 dys Not 2 yrs 3/4 5-9 10 yrs Year None Any or more Reported or less Years Years or More Reported 1982^b 19 38 19 4 6 13 15 20 7 17 1 5 17 18 1987^b 16 29 4

> SOURCES: ^aSierra County General Plan. 1967 ^b1987 Census of Agriculture.

Tourism

Tourism is an important ingredient in the economic mix of Sierra County especially in the Downieville/Sierra City areas. A 1988 State of California

Office of Tourism study for the period of 1986 indicated that tourism accounted for 367 jobs out of 1,325 jobs in Sierra County — up 11.6% from 1985. In 1986 all tourism related tax receipts to the County were \$174,000 up 23% from 1985. Overall travel expenditures in 1986 were \$17,858,000 up 16.5% from 1985 and payroll from 1986 was \$2,956,000 up 16.3% from 1985. It would appear from this data that 10% of the 1986 total County tax revenues generated for the County was related to tourism and that tourism jobs accounted for 28% of all jobs (EDS, 1989).

Expansion of tourism dollars spent in the County has been a theme both in the General Plan Economic Element discussions and the recent USFS diversification efforts. Specific ideas to bolster tourism have been expressed in the various economic studies prepared for the County and by the USFS diversification committees. A list of these ideas are included in the Appendix to this Element. However, it was felt that the General Plan could best assist in this goal by providing for adequate land use designations for commercial and resort uses as well as adequate public facilities to support these uses. As a result, Visitor Commercial, Community Commercial, and Recreation (providing for small-mid scale resorts) land uses are provided for on the Land Use Diagram.

Whether or not to provide for large scale destination resorts on the Land Use Diagram was a critical issue during General Plan discussions. The previous General Plan Land Use Diagram included a Recreation designation over fairly large areas. Within these areas specific uses were noted in a few key locations: winter sports areas at Mt. Lola and Little Truckee Summit, and a number of organized camp areas and water sports areas mainly at existing facilities. These areas were mainly zoned General Forest and use permits were required for individual new developments.

During the General Plan Update discussions it was recognized that while recreational uses are important to the County's economy, there is a desire to build on existing communities and existing recreational development for the following reasons:

- To maximize dollars/visitor spent within the County.
- To limit service cost impacts to the County created by large free-standing resorts.
- To bolster the economy of existing communities.
- To ensure that resort development is in scale with the existing character of the County.
- To recognize environmental, road, and public facility

constraints.

 To avoid growth inducing options of large free standing resorts.

A number of case studies were also prepared (see Appendix to this Element) and it was determined that developments most suitable to Sierra County would be similar to the Soda Springs Ski area, small-scale, free-standing resorts with low traffic generation and no associated residential development. As a result, the Recreation designation was developed which will allow for small to mid-scale resorts. The County should encourage this type of resort development.

Large-scale resorts are provided for with a Destination Resort designation calling for environmental, fiscal, and economic studies, performance bonds, and special financing mechanisms to be prepared prior to granting the designation. (No sites are currently shown on the Land Use Diagram.) This is because there is concern that large-scale resorts could negatively impact the County's economy and fiscal outlook if not carefully balanced. For instance, a residentially oriented resort could result in negative fiscal impacts to the County due to extensive public service needs. A failed resort due to competition, faltering of market conditions, or other events could result in the County being strapped to maintain public service facilities that were built and in place to serve the expected visitors. The cost of continuing to police, maintain roads, bus students of employees and related services would become a financial hardship to the remainder of the County and its residents.

There are methods to avoid these pitfalls. Prior to development, economic and fiscal impact reports must be prepared to determine potential impacts and pinpoint measures to mitigate impacts.

One such measure is to mandate formation of a special service district on the property to be developed. After the property is occupied, it is much more difficult to establish a district that allows the County to collect fees or taxes for services. As a result, this formation must precede the development start. It is better not to need the district and collect no tax income than to need it and fail to get voter approval.

A second measure is to require the developer to deposit with the County a sum of money calculated to pay for a minimum period of time if development falters. The amount of time would be subject to County staff review but for discussion purposes at least two years cost estimation should suffice. What this entails is estimating, in advance of development completion, what the

worst case would be for County, school and other special district services to be continued in the absence of persons on the property contributing to their service demands. The sum of this estimate can be established as a trust account to be funded by the developer. The interest earned on the deposited funds would accrue to the same account. If at the end of the designated period (in this case, two years worth of costs) the funds were not needed, they could be returned to the developer or used to off-set special taxes/fees imposed on the development in order to give the residents a temporary break from their usual burden.

A third measure deals with the long term problem of failure by the private sector developer to succeed. A similar situation has been faced with closure of small lumber mills long believed to be a permanent fixture of the County. After the business closes, there are continuing costs to government for nuisance abatement; law enforcement to patrol the property; close out of public debt remaining on the land; etc. A method of managing this long term contingency is to impose a special tax on the property to impound a post-closure trust account. This is similar to legislation mandating counties to begin accumulating funds to pay for closure and post-closure monitoring costs associated with landfill operations.

The trust account would not be used for any other purpose than to off-set public agency expenses that may occur at the close of business. It is probable that prudent investment of the trust can result in interest accumulating to an amount equal, or greater, than the principal originally deposited. At that time, the County could refund to the depositor the amount of money established in the trust so that the interest earned would continue to grow. If the trust account was not needed for closure and post-closure expenses, the County could revert the balances of the trust to pay for other County services.



ECONOMIC DEVELOPMENT PROGRAM IDEA INVENTORY

· T. · A ·

The following specific economic development programs have been suggested by Diverisification Committee efforts, the various economic studies prepared for the County, or during the General Plan meetings.

Overall Economic Development

POTENTIAL IMPLEMENTATION PROGRAMS:

- Track yearly business starts and closures, numbers of employees, etc.
- Community-wide goals and objectives workshop¹
- Apply for CDBG REDIR, EDA, FmHA, REA/grants¹
- Create a position "Grant Writer" to help individuals and businesses to get the ball rolling and to help in the bureaucratic red tape. This position would more than pay for itself by the money brought in.
- Contract schools to fill temporary jobs.
- Prepare target industry
- Don't lose projects because of pressure from special interest groups³
- Need community togetherness eliminate the old east versus west syndrome³
- Cost of insurance is prohibitive: i.e., find out if there is a group insurance program³
- Develop yearly economic plan for County³
- Make all County people aware of economic situation³
- County/Federal Government to provide seed money to help industries³
- Research grants for industry development3
- Streamline the process for opening new businesses: i.e., County³

Diversification

POTENTIAL IMPLEMENTATION PROGRAMS:

Potentially target the following industries:1

Wood Products

Agriculture

Cabinetry

Orchard crops

Millwork

Furniture

Office / Clerical

Service

Computer programming and Lodging

software direct mail, advertising,

mail order retail

- Work with USFS on developing wood products ideas (USFS)
- Survey county businesses for economic leakages²
- In order to stop leakages, match in-county suppliers with in-county opportunities²
- Seek an appropriate site for an RV solid waste transfer station²

Individual Economic Sectors

POTENTIAL IMPLEMENTATION PROGRAMS:

a. Tourism

- Promote business retreats in the County
- Park construction (USFS)
- Youth camps
- Establish a county tourism development and promotion program²
- Conduct and/or complete a survey and inventory of all historic buildings and sites in the County²
- Establish one historic building restoration and/or creative use project per community or region of the County²
- Create a Heritage By-Ways brochure in cooperation with the USFS²
- Make information more readily available to tourists:
 - Designate a central visitor information site in each community²
 - Conduct familiarization tours for Sierra County business people and front-line service personnel²
 - Conduct familiarization tours for tourist information people and front-line service workers from Nevada and Plumas Counties, California and Washoe County, Nevada²
- Produce a Sierra County tourism industry newsletter for distribution to all households and other interested persons²
- Create a master calendar for the county tourism industry²
- Disseminate feature articles about Sierra County locally²
- Bring the business community, the US Forest Service, and others together to identify additional services needed for the current level of winter recreational use²
- Develop a coordinated plan for future expansion of winter activities²
- Media packet⁴
- Brochures⁴
- Attend travel fairs⁴
- Attract travel writers⁴
- Provide an add-on component for existing nature and history packages which Reno,
 Grass Valley, and Nevada City already offer²
- Develop new "remote get-away" packages²
- Consider recycling bins for the use of residents and tourists²
- Consider the carrying capacity for vehicle traffic and parking, especially in communities in which the main highway uses the main street²
- Explore the possibility of a sewage treatment plant in Downieville²
- Apply for funds to prepare Recreation Development Strategy¹
- Develop and promote restaurant and motel packages³
- Expand the use of SF State University facilities; i.e., other educational schools, recreation opportunities³
- Tahoe National Forest go back to operating their campgrounds (% of fees cycle back to County)³
- Guide tours: i.e., fishing, camping, horseback riding³
- Local tours: i.e., goldmines, sawmills, ranches³
- Public restrooms are needed and sewage plant systems³
- Signage for Downieville Community Hall restrooms⁴

¹ Suggested in 1989 SEDD Study

² Suggested in 1992 "Feasibility of Tourism in Sierra County", by Metalink

³ Suggested at 1/23/92 Economic Development Seminar

⁴ Similar wording suggested by Diversification Committee

⁵ Suggested at 6/4/92 Economic Element Technical Scoping 32s5io20

- New restrooms in Sierra City⁴
- Water toilets in USFS campgrounds⁴
- RV dump stations³
- Mini-tour industry: i.e., small busses (10-14 people)³
- Utilize room tax for advertising and marketing of tours³
- Bring back Sierra County gold collection^{3,4}
- Dude ranches^{3,4}
- Incorporate old narrow gauge railroad system with actual railroad and other recreational opportunities: i.e., mountain biking, hiking, camping, etc.³
- Beautification of cities more tourist trade stopping and spending time³
- Develop golf courses³
- Legalize gambling³
- Reestablish salmon fisheries on the Yuba³
- Create historical preservation: i.e., restoration of current historical sites³
- Summer tract housing on Forest Service ground made for year-round housing and rentals³
- Leasing Forest Service land: i.e., parking areas³
- Sale Plane Training Facility at Sierraville³
- Lease Forest Service ground/land: i.e., road to be managed for winter use in crosscountry skiing by a private business³
- Night time entertainment for after hours tourist³
- Biking trails, signage, etc.⁴
- Participate in USFS Scenic Byway project⁴
- Railroad grades for hiking/biking⁴
- Tourist train, tie to Portola⁴
- Historic Districts in Downieville, Sierra Valley, Sierra City⁴
- Expand lodging accommodations loan program⁴
- Tahoe National Forest adopt Plumas National Forest Christmas tree program³
- Bring back Yuba Pass Ski area³
- Firewood cutting year round: i.e., meadow enhancement for grazing³
- Exploit County history: i.e., gallows exhibit³
- Weekend cabins/motels for skiers³
- Develop more campgrounds on Forest Service lands³
- Make a good County map showing places of interest and good directions³
- Keep USFS campgrounds open year round³
- Work with private landowners to provide cabins for summer and winter rentals³
- Forest Service restore lookouts for camping experience and tourist visits³
- Increase snowmobiling trails, nordic trails, snowplay areas, warming huts, staging area at Yuba Pass, single-use designated trails^{3,4}
- Promote and protect Hawley Lake petroglyphs³
- Develop nature trails and nature study areas, provide guided tours³
- Cultural tourists; provide performing arts, history museums: i.e., Kentucky Mine, stamp mill³
- Summer theater in Downieville³
- Allow Christmas tree cutting on road rights-of-way³
- Rails to Trails: i.e., turn old railroad grades into bike trails³
- Clean up and maintain campgrounds better, get more County involvement³
- Work with AmTrack to develop tourist Program where hiking, camping, biking, horseback riding, and other recreation opportunities can be put in all inclusive package³
- Develop retreats and promote them in existing developed camps: i.e., Sagehen, S.F. University³
- Look into specialty crops¹

¹ Suggested in 1989 SEDD Study

² Suggested in 1992 "Feasibility of Tourism in Sierra County", by Metalink

³ Suggested at 1/23/92 Economic Development Seminar

⁴ Similar wording suggested by Diversification Committee

⁵ Suggested at 6/4/92 Economic Element Technical Scoping Session 1

- Look into aqua culture³
- Increase grazing³
- Slaughterhouse (meat processing) in Sierra County to process local cattle/sheep³

c. Timber

- See Timber Resources Element Policies
- Harvest higher percentage of salvage timber³
- Market pole size timber and utilize existing poles on Forest from thinnings³
- Stewardship contracts on Forest Service land³
- Harvest Biomass projects³
- Timber stand improvement projects³
- Firewood industry processing of small bundles of firewood for store purchase: i.e., Raleys, Safeway³
- Use resources not being utilized: i.e., cones for decorations, needles for mulch³

Individual Economic Sectors

d. Industrial

- Cottage industry provisions for various land use districts, explore advantages and disadvantages¹
- Pre-development industrial site analysis¹
- Swap land with Santa Clara County¹
- Light industry zoning to be encouraged: i.e., use County lands, get grants to build facilities, and County to give tax breaks³
- Geothermal³
- Hydroelectric projects³
- Promote mining via County and Forest Service³
- Special use permits on County and Forest Service land for small industry operations³
- Recycle industry at County dumps³

e. Government

Support FRAPP objectives including

Business capital loan program for start-up wood products operations (CDBG grant?)

Compensation/incentives to landowners for protection of environmental resources which augment recreational resources of the County

- CDF Fire Station location (USFS)
- CCC or similar camp location (USFS)
- Forest Service to employ local people for studies: i.e., wildlife, archaeology, etc.³
- Vocational education training schools/centers³
- Government contracts to give priority to local people³
- Forest Service training for locals to help them understand and bid on Forest Service contracts³
- Encourage campus development: i.e., State, Universities, Junior Colleges and vocational education³

¹ Suggested in 1989 SEDD Study

² Suggested in 1992 "Feasibility of Tourism in Sierra County", by Metalink

³ Suggested at 1/23/92 Economic Development Seminar

⁴ Similar wording suggested by Diversification Committee

Suggested at 6/4/92 Economic Element Technical Scoping \$250.22

Individual Economic Sectors

f. Retail

- Compatible Business Survey of Residents¹
- Concessionaire contracts kept to local employment³
- Christmas holiday green marketing: i.e., wreaths³

g. Service

High-tech advertisement: i.e., smart phone³

Events Target special events yearly such as:

Pliocene Ridge communities²

Reunions and picnic services for groups such as ex-miners or rockhounds. Activities could include organization of old mining camp games and mine tour

Downieville²

A "Trail of Collectibles", antique shops and sales from homes and farms

Sierra City²

Small retreat and conference services collaboration with San Francisco State University

Kentucky Mines²

A daytime entertainment series, sponsored by the Sierra County Tourism Council

Featuring local talent which reflects the heritage of the region

Sierraville/Calpine Area²

Increased emphasis on square dancing and gem shows

- Equestrian trails and tours³
- Bicycle tour events and running events³
- Fish derbies³
- Old home week contests³
- Special events: i.e., square dancing groups, Kentucky Mines concert series³
- Mountain bike races³

Marketing

POTENTIAL IMPLEMENTATION PROGRAMS

- Advertise Sierra County in business magazines and at trade shows
- Marketing video tape (USFS)
- Prepare an informative and coordinated Sierra County brochure²
- Produce a series of feature articles in publications which reach targeted audiences²
- Participate in regional and state promotion and marketing programs when appropriate for reaching targeted audiences²
- Small business marketing assistance²
- Talk to Japanese³
- Campaign to keep money in the County: i.e., shop locally³
- Develop an all inclusive recreation package that would be offered by County businesses/Forest Service³

¹ Suggested in 1989 SEDD Study

² Suggested in 1992 "Feasibility of Tourism in Sierra County", by Metalink

³ Suggested at 1/23/92 Economic Development Seminar

⁴ Similar wording suggested by Diversification Committee

Similar Wording suggested by Diversification Confinitive 255, Suggested at 6/4/92 Economic Element Technical Scoping 255, 23



SIERRA COUNTY RECREATIONAL CASE STUDY

 4									7		T	7					
Name of Resort	City, State	Owner ship	Facility Type/	When		Recreation Associated	Season of	# Employ-	Att	tendance	Public		Cour	inty/City Relation	iship		
(Contact)	(County) {Contact}	of Facility	Special Features	Built	Ownership	Facilities (Bldg area)	Opera- tions (Annual Receipts)	(temp./ perma- nent)	Annual	Peak Daily Capacity (peak veh.Trips) ¹	Facilities Provision	General Plan Land Use Designa- tions (Zoning)	Special Financial Relationship	Environmental Impacts encountered	Fiscal Impacts	Growth Inducing Impacts	Other Notes
Squaw Valley USA {Cheryl Nathan, Marketing Rep}	Squaw Valley, Ca (Placer Co) {Bill Combs, County Planner}	Private	Downhill Ski Resort: Daily Shut- tles from Tahoe area and Truckee		4,000 acres Private	Retail and concession development	Winter and Summer (n/a)	Summer: 300-400 Winter: 2,000	+1.5 Million	Est. 20,000 (7,200)	Placer County provides pub- lic facilities	Forest Recreation/ Alpine Commercial (Zoning - same)	None	- Traffic - Off-season erosion (measures are viewed as effective)	Very Positive	Condo-based resort at Squaw Creek. Very little additional development pressure above that envisioned in General Plan.	
{Dave Schotzko, Marketing Rep}	Soda Springs, Ca (Nevada Co) {Dave Spack, County Planner}	Private	Ski Area: - 9 lifts		380 acres most is USFS land leased to Auburn Ski Club which is sublet by Boreal Rdg. A minimal part of the facility is on private land.		Winter (n/a)	Summer: 25 Winter: 400	180,000	3,600 (1,290)	Donner Sum- mit PUD	USFS Recreation (Highway Commercial)	None	On-going erosion control	Positive	No immediate impacts, but development in this area has heightened expectations of neighboring land owners	

Vehicle trips per day based upon industry estimate of 2.8 visitors/vehicle.
 Source: Tahoe National Forest, Final Environmental Impact Statement, Sugar Bowl Ski Resort Master Plan, May 1992.

Name of Resort	City, State	Owner ship	Facility Type/	When	Land Area	Recreation Associated		# Employ-	Att	ttendance	Public	County/City Relationship					
(Contact)	(County) (Contact)	of Facility	Special	Built	Ownership	Facilities (Bldg area)	Opera- tions (Annual Receipts)		Annual	Peak Daily Capacity (peak veh.Trips) ¹	1101101	General Plan Land Use Designe- tions (Zoning)	Special Financial Relationship	Environmental tapacte encountered	f Fincel Impacts	Growth triducing impacts	Other Notes
Valley Ski Area {Trish Norris, Rep}	Alpine County, Ca {Leonard Turnbaugh, Dept. of Public Works/ Planner}	Private	Ski Resort: - Free shut- tle from Bear Valley Village (4 miles away)	1967	1,280 acres Leased from USFS	- Cafeterla - Lockers - Retail - Mtce Facility - (25,000 sf)	Winter (n/a)	Summer: 25 Winter: 300	150,000 (n/a)	3,600 (1,300)	- Well - Septic Sys - Private Rds - PG&E power - CDF (fire)	USFS Recreation	1.35 mile portion of access road was built with Federal aide at County ex- pense to aide in start-up.	th c-	Positive but hurt by drought	tt Very slow dev. within Bear Valley Village, 4 ml. from skid area; currently 250 homes, 150 condos, 1300 annual visitors)	ner notes that a facility must d have a similar
{Karen Heisrath, Marketing Rep}	(Placer Co) {Bill Combs, County Planner}	Privately owned by 58 homeow ners on site	- 7 lifts - Gondola	Late 1930s	1000 acres (skiable) plus unspe- cified addi- tional private land	- 2 caleteria - 2 lounges - Restaurant - Ski shop - Gift shop - 28 lodging units - Portion of 58 homes rented to visitors	Winter	Winter: 300-350	139,000 (1989) ²	3,000 ² (1,070) ²	N/A	Ski Area/ Timber Crop (Forestry/Z-1 Neighborhood Commercial)	4	Traffic, wetland disturbance, old growth forest disturbance.	Positive	None noted.	
	Washoe County, Nevada (Washoe County) {Don Young, Planner}	Private	Downhill Skl Resort - 5 Lifts	1960	1,200 acres (60% private)	- 2 Lodges (no over- night) - Deli/ Cafeteria	Winter (\$3 million)	Summer: 7 Winter: 300	140,000	2,800 (1,000)	- Spring water - Septic	Parks & Recreation (5-acre Ag/ A-4)	None	None - On- going	Very Positive	None. N.F. land, terrain and altitude constrained.	County Plan- ner notes that development of this facility today would be environ- mentally more difficult due to obvi- ous wetland Involvement.
Mt. Ashland Ski Area		City of Ashland	Downhill Ski Area	1960	-	Day use facilities.	Winter only (n/a)		n/a	n/a	Self-contained		None. Facility is operated by a City- formed inde- pendent association.	None noted.	Poeltive	None noted. (EIR completed on forest lands)	
Resort {Tom Dorgan, General Manager}	El Dorado County, Ca {Peter Maurer, Planner} Amador County (provides services) {Susan Grijalva, Planner}	Private	Ski Resort - 5 Lifts	1970	Private: 65 acres Public: 1200 ac (El Dorado National Forest)	- Chalet - (18,000 sf) - Ski School - 54 lodging units (30% occu- pancy week- days; 100% weekends)	Winter (\$1.0-\$1.3 million)	Summer: 15 (4 perm) Winter:115 (4 perm)	40,000- 55,000	800 (300)	- Well - Septic Sys - On-site Power Generation - CDF (fire)	Residential/ Recreation (Residential Agriculture - 40 acre)	Neighboring Amador County pro- vides winter police & em- ergency services	Some dumping of equipment; EIR required for any improvement s	Marginally positive		Success of facility limited by relatively low elevation of base (approx. 5500 ft)

Vehicle trips per day based upon industry estimate of 2.8 visitors/vehicle.

Source: Tahoe National Forest, Final Environmental Impact Statement, Sugar Bowl Ski Resort Master Plan, May 1992.

HOUSING ELEMENT GENERAL PLAN 2012





COUNTY GENERAL P·L·A·N

SIERRA COUNTY

Draft HOUSING ELEMENT 1992-1997

With Revisions Per HDC Compliance OK

July 1996

Prepared by:

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Sierra County Planning Department

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TABLE OF CONTENTS

HOUSING ELEMENT

INTRODUCTION	
INTRODUCTION	3-1
helationship to Previous Housing Element	3-2
Public Participation	3-7
1001150	•
ISSUES	3-8
BACKGPOLIND DISCUSSION	
BACKGROUND DISCUSSION	3-9
ropulation and Employment	3-9
Growth Trends	3-9
Frojections – 1.1% Growth Rate Expected	
(1.4% in unincorporated area)	3-13
Population	3-13
nousenolas	3-13
Housing Units	3-14
Seasonal Housing	3-14
Employment frends.	3-23
Characteristics of Sierra County Population	3-23
Location of Population	3-23
Age of Population	3-27
Euric Population	3-31
Household Characteristics/Special Needs Households	3-31
Size and Number of Households	3-31
Elderly Households	3-36
remaie Headed Families	3-40
nanucapped Persons	3-41
Large Households	3-42
nomeless reisons	3-42
rann workers	3-44
Special Needs Households - A Summary	3-44
Sierra County's Housing Stock	0 11
And Housing Market Characteristics	3-45
Sierra County's Housing Stock	3-45
rentative Rental / Owner Occupied	3-61
Cost of Housing	3-61
Household Income in Sierra County	3-69
Poverty Level	3-69
Employment / Unemployment	
Housing Attordability	3-47
Overcrowding	3-78
	3-79

TABLE OF CONTENTS (Cont.)

HOUSING ELEMENT (Continued)

Vacancy Rates	3-79 3-80 3-85 3-86 3-88 3-89 3-92
Use of Federal and State Programs	3-93 3-94 3-95 3-97 3-99 3-100
RECENT CHANGES IN THE HOUSING ELEMENT LAW / POLICY IMPLICATIONS	3-101 3-101 3-102 3-102
GENERAL PLAN CONSISTENCY	3-103
HOUSING ELEMENT POLICIES AND IMPLEMENTATION PROGRAMS	3-105
SOURCES	3-115
APPENDIX - HOUSING ELEMENT	

APPENDIX - HOUSING ELEMENT

Housing Condition Survey Form
State and Federal Housing Programs Available
HCD Compliance Letter

List of Tables

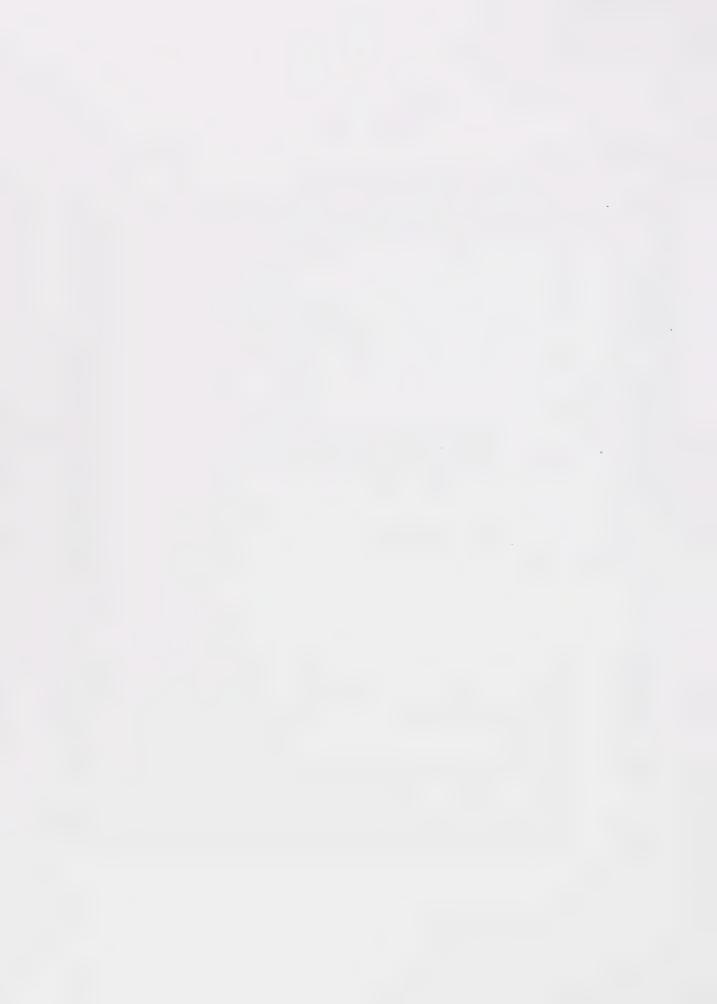
HOUSING ELEMENT

Table 3-1	Population, Households & Housing	
	Trends and Projections	3-15
Table 3-2	Population, Households & Housing Stock - Changes	3-17
Table 3-3	1980 to 1990 Population Changes	3-19
Table 3-4	Employment and Households - Trends & Projections	3-21
Table 3-5	Population - Distribution	3-25
Table 3-6	Age Groups - 1990	3-27
Table 3-7	Ethnic Makeup of Population	3-31
Table 3-8	Population, Households & Housing - Trends	3-33
Table 3-9	Household Characteristics - From STF1 Reports	3-37
Table 3-10	Elderly Household Characteristics	3-39
Table 3-11	Female Headed Households - 1990	3-40
Table 3-12	Handicapped Persons	3-41
Table 3-13	Large Households	3-42
Table 3-14	Population, Housing Stock, Households, Vacant Units	3-47
Table 3-15	Housing Units by Type - Summaries by Sector	3-49
Table 3-16	Household Characteristics - Household & Family Income .	3-71
Table 3-17	Sierra County 1990 Incomes by Affordability Category	3-73
Table 3-18	Poverty Level	3-73
Table 3-19	Calendar Year Unemployment Rates	3-74
Table 3-20	Civilian Labor Force Employment and Unemployment	3-75
Table 3-21	Annual Average Wage and Salary Employment - Sierra County	3-77
Table 3-22	Overpaying for Housing	3-78
Table 3-23	Overcrowded Households	3-79
Table 3-24	Population, Housing Stock, Households & Vacant Units .	3-83
Table 3-25	1992 Housing Condition Survey	3-85
Table 3-26	Housing Heating Fuel	3-85
Table 3-27	Employment Commute Patterns	3-87
Table 3-28	Average New Home Construction Costs	3-88
Table 3-29	Permit/Mitigation Fee Comparison	3-91
Table 3-30	Sierra County Housing Allocation Plan 1990-1997	3-94
Table 3-31	Adequate Sites for Very Low, Low, Moderate Income Housing	3-96
Table 3-32	Most Readily Available	0.00
	for Very Low, Low, Moderate Income Housing	3-98
Table 3-33	Quantified Objectives for Creation of	0 00
	New Housing Units 1990-1997	3-99
Table 3-34	Targets for Rehabilitation of Existing Housing	3-100
Table 3-35	Sierra Valley Senior Apartments	3-102
Table 3-36	Housing Element Policies and Implementation Programs .	3-102
		0-10

List of Figures

HOUSING ELEMENT

FIGURE 3-1 FIGURE 3-2	POPULATION TRENDS AND PROJECTIONS	
FIGURE 3-3	PROJECTED POPULATION 1990 to 2010	3-13
I IGOILE 0-0	PROJECTED HOUSING GROWTH 1990 to 2010	3-14
FIGURE 3-4	POPULATION NUMBERS	3-24
FIGURE 3-5	HANDICAPPED PERSONS	3-41
FIGURE 3-6	HANDICAPPED PERSONS	3-42
FIGURE 3-7	TOTAL NUMBER OF HOUSING UNITS - SIERRA COUNTY.	3-51
	VACANT HOUSING UNITS - SIERRA COUNTY	0-51
I IGOILE 0 0	AND TOTAL NUMBER OF HOUSEHOLDS	3-53
FIGURE 3-9	SINGLE FAMILY HOUSING - SIERRA COUNTY	
FIGURE 3-10	MULTI-FAMILY HOUSING - SIERRA COUNTY	3-57
FIGURE 3-11	MOBILE HOME HOUSING - SIERRA COUNTY	3-59
FIGURE 3-12	HOUSEHOLD TENURE: OWNERS AND RENTERS	3-61
FIGURE 3-13	AVERAGE BUILDING PERMIT VALUATION COMPARISONS	3-63
FIGURE 3-14	HOUSING: VALUE OF OWNER OCCUPIED HOUSING	3-65
	MEDIAN VALUE OF SINGLE FAMILY HOUSES	
FIGURE 3-16	MEDIAN HOUSEHOLD INCOME	3-69
FIGURE 3-17	FAMILIES & INDIVIDUALS - Median Household Income	3-69
FIGURE 3-18	SIERRA COUNTY UNEMPLOYMENT 1990, 1991 AND 1992	3-77
FIGURE 3-19	OVERPAYING FOR HOUSING	3-78
FIGURE 3-20	OVERCROWDED HOUSEHOLDS	3-79
FIGURE 3-21	VACANT HOUSING UNITS	3-81
	List of Charts	
Chart 3-1	POPULATION AGE GROUPS	3-29
Chart 3-2	HOUSEHOLDS BY NUMBER OF PERSONS	3-35
Chart 3-3	AVERAGE PERSONS PER HOUSEHOLD	3-35
Chart 3-4	TYPES OF HOUSEHOLDS	3-35
Chart 3-5	AGE OF HOUSEHOLDERS - Sierra County & Selected Areas	
Chart 3-6	THE ELDERLY - 65 and over	3-36
Chart 3-7	FEMALE HEADED HOUSEHOLDS	
	& FEMALE HEADED HOUSEHOLDS WITH CHILDREN	3-40
Chart 3-8	FEMALE HEADED HOUSEHOLDS	
	FAMILIES AND POVERTY	
Chart 3-9	PERSONS BELOW THE "POVERTY LEVEL"	
Chart 3-10	HOUSING: YEAR STRUCTURE BUILT	3-80





JULY. 1996

3. Housing Element

Introduction

The State of California requires that each County's general plan include a housing element. Housing elements must set forth a five year program to provide for the housing needs of the community. The program must do all of the following:

- "(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobile homes, emergency shelters and transitional housing in order to meet the community's housing goals ...
- "(2) Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- "(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- "(4) Conserve and improve the condition of the existing affordable housing stock.
- "(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

Section 65583, Article Housing Element Law 10.6

Housing elements must be updated at least every five years. The State Department of Housing and Community Development (HCD) has established an update schedule dividing localities into four groups. This Element is intended to meet the 1992 required update. Sierra County's next required update completion is July 1997.

Relationship to Previous Housing Element

A very general set of housing policies was included in the 1970 Sierra County General Plan. A more detailed housing element was then prepared in 1978 identified a number of housing issues which still exist today:

	Existing Issue	Progress or Change in Conditions				
	A large percentage of second homes	- Vacancy rate has fallen from 43% in 1990 to 39.1% in 1992				
-	Numerous homes constructed below Building Code Standards	 No quantification is available, but new construction must be to code; 54% of the County's housing stock has been built since 1970. 				
-	Limited Infrastructure	 Little change, though a number of small public water systems have been upgraded 				
-	Limited availability of private land and a rugged physical environment which limit housing development opportunity	- No change.				
-	Limited supply of rental housing	 33.2% of County households were renters in 1990; 35% of households were renters in 1980. 				

In addition, eleven specific action programs were adopted in the 1978 Housing Element (pp. 32-37):

Action	Program
--------	---------

Objective 1

Increase the "effective" amount of buildable land in the County.

Action:

 Rezone to higher densities those lands in and around each community which are not constrained by natural or man-made features.

Evaluation Criteria: Are densities increasing in townsite areas?

Progress or Change in Conditions

Yes. The areas around each community were rezoned for higher densities after adoption of the 1978 General Plan. A number of lots have been infilled since 1978 and the Loyalton Senior Citizen Apartments (located in the unincorporated area) were completed.

 Initiate discussions with the USFS about relinquishing developable land around townsites.

Evaluation Criteria: Were talks held?

 Apply for water, sewer and fire protection systems development grants.

Evaluation Criteria: Does the Overall Development Committee have appropriate projects to review and evaluate each year?

Objective 2

Inform private individuals and developers about available housing loan and grant programs.

Action:

 Post current information about relevant FmHA and HUD programs on bulletin boards in the County Court house and in the Loyalton City Hall?

Evaluation Criteria: Are individuals or developers asking questions about relevant programs?

Objective 3

Action:

 Initiate discussions with various banking institutions about the possibility to invest more heavily in Sierra County.

Evaluation Criteria: Is more money available?

Yes, talks have been held. The Goodyear's Bar land sale negotiations are progressing and the Land Use Map includes this area in the Community Core as a result. The County now intends to file with the USFS for a town site patent for Goodyears Bar. The County would purchase the land in anticipation of revenue from resale to private Individuals. Implementation Measure 21d reiterates this desired action to continue relative to other properties.

A number of water and sewer (Loyalton) grants have been received since 1978 expanding residential development potential. This continues to be a need discussed in the text on page 3-62 and reiterated in Policy 21.

The Committee does not exist; SEDD and the Plumas County Economic Community Development Commission performs this function and have applied for related grants.

No new subsidized housing projects have been built since 1978. Any information on relevant programs is routinely posted. However, the updated Housing Element notes that individual Section 502 loans through banks offer the best opportunity for the creation of affordable homes in Sierra County. Market conditions and lack of development firms interested in multifamily construction in this rural area are constraints to the use of other programs. (See text, page 3-63 and Policy 2)

See above.

Objective 4

Increase the rent paying ability of local tenants.

- Action:

 Invite the State Dept. of Housing and Community Development (HCD) to sponsor a "Section 8" rental assistance program in the County.

Evaluation Criteria: Was HCD contacted?

Objective 5

Increase the amount of money available to County residents for home repair.

Action:

 Establish local non-profit corporations to act as applicants for and recipients of available rehabilitation loan funds.

Evaluation Criteria: Was HCD contacted?

Objective 6
Initiate a local home repair program

Action:

 Contact the high schools and retired tradesmen about starting a home repair work/study program.

Evaluation Criteria: Were the Schools and retired tradesmen contacted?

Objective 7 Initiate a program for identifying homes needing repair.

Action:

 Establish a routine for inspecting and citing dwellings which do not comply with the County building code.

Evaluation Criteria: Have any buildings been repaired because of this action?

A Section 8 program exists in Sierra County and has expanded modestly since 1978. However, additional artifacts are needed. See Implementation Measure 2d for reiteration of this desired action.

18.8% of all rental households were overpaying for housing in 1990. (See Table 3-22). In 1980 31.2% of all rental households were overpaying for housing (Draft 1990 Housing Element, p. 19). Thus, overall rental affordability has increased.

Implementation of this objective has varied from the original recommended action. The Plumas County Community Development Commission has performed this function for the County in recent years and has received a number of grants. (See text page 3-63 for further discussion.)

Use of the Commission has been successful and is recommended for continuation in Policy 2.

Implementation of this objective has varied from the original recommended action. Housing condition surveys and a weatherization program have been implemented by the Plumas County Community Development Commission. Continuation of rehabilitation work is again recommended in Policy 9b. Specific program targets are recommended to tie into Housing Element goals.

Vigorous code enforcement is also again recommended in Policy 10. The Building Department does routinely cite code violators after identification by visual surveys. Policy 10 expresses the need to continue these activities.

Objective 8 Action:

 Develop and incorporate into the zoning ordinance performance standards for location and construction of new residential development.

Evaluation Criteria: Does the zoning ordinance specify measurable limits for erosion sewage disposal, removal of vegetation, noise, etc.?

Objective 9

Promote the construction of housing for seasonal employees.

Action:

 Adopt a resolution requesting that public agencies such as Caltrans and the USFS, and private agencies such as Sierra Pacific Power Company provide housing for their seasonal employees.

Evaluation Criteria: Was a resolution adopted?

Performance standards have not been incorporated into the Zoning Ordinance and are not recommended per se in this General Plan. However, throughout the General Plan, environmental impact thresholds, setbacks, and noise criteria are set forth. Many will be incorporated into the Zoning Ordinance update. Others are free standing. Key constraints are incorporated into the Land Use Diagrams. These revised criteria are not expected to greatly affect the cost of housing and their lack of existence in the past has not been a barrier to efficient review of housing proposals. As a result, the issue is not discussed specifically in this updated Housing Element, However, certain other governmental constraints are addressed in Policy 21. Encouragement of the use of engineered septic systems when necessary to serve affordable housing is one example.

A resolution has not been adopted and seasonal housing constraints are still an issue particularly for many seasonal jobs generators (such as timber harvests) which do not receive County discretionary review as a result of State and federal regulations. Some seasonal jobs generating projects (such as recreational development) do receive discretionary review. Recognition of these limitations will make for more practical implementation measures (See Policy 12).

Updating Process

Periodic updating of the Housing Element should occur at five (5) year intervals or less. The updating process should be comprehensive and should include the following:

- Evaluation of the effectiveness of the adopted housing program in accomplishing objectives and policies established in the element;
- Continued evaluation of housing problems and needs;
- Continued incorporation of new census data as it is made available.
- Continued involvement and awareness of State and federal housing programs.

This update includes each of these analysis points.

Summary ~ In December of 1991 a draft Housing Element was submitted to the State Department of Housing and Community Development and comments were received on the document. However, the element was not adopted. As a result, the 1986 Housing Element law was not responded to until the preparation of this Element. Quantified objectives were never adopted until the completion of the Housing Element. However, the draft 1991 Element saw a need for a total of 687 new units in the County between 1987 and 1992. Only 84 residential units were constructed during this period (Table 3-1); however, households decreased by 4 (Table 3-1). As a result, it appears that housing construction outpaced the actual need which was overestimated in the previous draft Element. Seasonal housing construction has made up a significant portion of recent construction.

In summary, progress on the 1978 Housing Element goals, policies, and implementation measures has not been significant. Some progress has been made; examples include:

- The construction of the Loyalton Senior Citizen Apartments;
- Award of a number of water and sewer system grants;
- Weatherization programs have taken place;
- A housing condition survey has been prepared.

Significant progress has not been made in the area of:

- Resident accessibility to special housing loan programs;
- New seasonal employee housing;
- Construction of new subsidized units.

There are a number of reasons for this lack of progress including:

- Lack of yearly progress report;
- Lack of quantified objectives
- Only relatively recent use of the Plumas County Community Development Corporation;
- No staff assigned to implementation responsibility;
- A number of policies were unrealistic.

This updated Element addresses these and other shortfalls.

Public Participation

The overall 1992 General Plan update process included a number of Issues Workshops in the Summer and Fall of 1991. An attempt was made to notify all groups representing housing issues or low/moderate income persons in the County for input to the Housing Element. These groups included:

- Sierra Economic Development District (Barbara Hollatz, Betty Riley)
- Plumas County Community Development Commission (John Sheehan)
- Sierra County Department of Social Services

All of these groups participated.

A number of housing-related issues were raised at these workshops and at various policy creation meetings conducted by the Planning Commission (acting as the General Plan Committee) throughout the last half of 1991 and 1992.

During the public participation process, five fundamental goals were selected by the Planning Commission as well as a number of goals related to specific subjects. The following are goals housing related:

RELATED GENERAL PLAN GOALS

FUNDAMENTAL GOAL

5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the county regardless of ownership or governmental jurisdiction.

HOUSING GOAL

It is the goal of the County to provide a range of housing types consistent with the fundamental tenets of this Plan.

Issues

The following issues were raised at the public General Plan Issues Workshops or at other points during the General Plan process by consultants, staff or Planning Commissioners. While each of these issues may not have resulted in the development of a related policy (as a result of Planning Commission discussion) the list is included here as a record of the full range of concerns discussed.

Key issues are discussed in more detail in the Background Discussion section. The following housing issues were raised during the General Plan update process:

- Can affordable housing be created which is consistent with the character of the County?
- Should Class K alternative standard housing be allowed?
- Diversification of the economy.
- The need for increased job opportunities
- The need for infrastructure and public services and funding mechanisms to provide them.
- Should growth be allowed outside of existing communities?

Background Discussion

POPULATION AND EMPLOYMENT IN SIERRA COUNTY

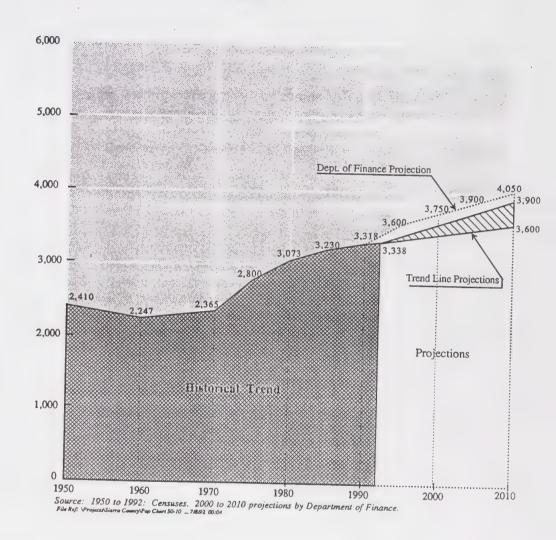
An understanding of the characteristics of existing households in the County is important in determining housing needs. In addition, trends can be determined which bear on future housing needs. This section discusses the characteristics of the County's population including past growth rates, age groups, ethnic makeup, special needs households, income, and size of households.

Growth Trends

Historic Trends

Sierra County has the second smallest population of California's 58 counties – 3338 people in 1,341 households (1992 - Table 3-1). (In 1990, the unincorporated County area population was 2387, 72% of the County total.) Between 1950 and 1970, the County saw a slight decrease in population. The 1970s saw a fairly rapid growth rate (30% over the decade). Between 1980 and 1990 the Census Bureau reports that the County's population increased by only 8% (245 people – 24 people per year). By comparison, the four county Sierra Tahoe Region (El Dorado, Nevada, Placer and Sierra Counties) increased by 48% and the State increased by 26%.

FIGURE 3-1
POPULATION TRENDS & PROJECTIONS
Sierra County
1950-2010

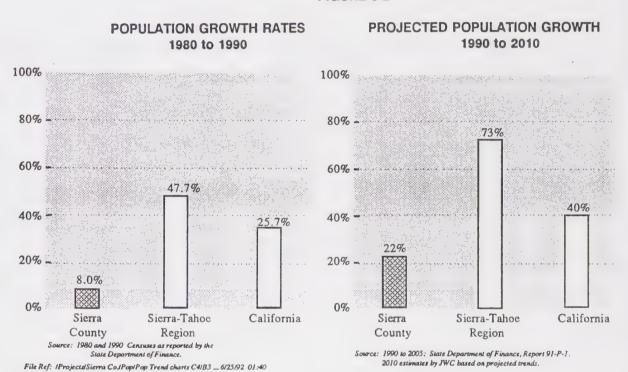


Projections – 1.1% (Countywide) / 1.4% (Unincorporated) Growth Rate Expected

Population

The State's extended projections anticipate that the County's population will increase from 3,318 in 1990 to 4,110 in 2012. These projections anticipate that the County's population will grow at a somewhat faster rate (36 persons or 1.1% per year average) than they did in the 1980's (26 persons per year average) but below the growth rates experienced in the 1970's (71 persons per year average). (See Table 3-1)

FIGURE 3-2



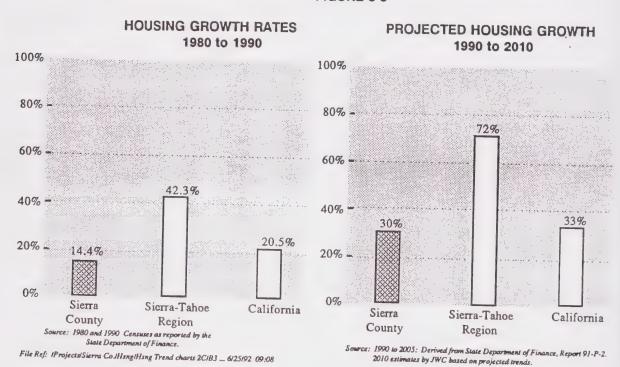
Households

The State's extended projections anticipate that the County's households will increase from 1,336 in 1990 to 1,720 in 2012. These projections anticipate that the County's households will grow at a somewhat faster rate (17 households per year average) than they did in the 1980's (6 households per year average) but below the growth rates experienced in the 1970's (39 households per year average). (See Table 3-1)

Housing Units

The State has not made projections on the numbers of housing units. However, by making reasonable assumptions about vacancy rates, these too can be projected. In the 1980's 278 housing units were added to the County's housing stock, while the number of households increased by only 65. These figures suggest, allowing for a 5% vacancy rate for permanent residents, that about 210 of the new housing units were built for seasonal visitors. These factors were then used to project the number of housing units in the future. This approach suggests that the number of housing units in the County will increase from 2,166 in 1990 to 2,950 in the year 2012. (See Table 3-1)





Seasonal Housing

It is estimated that in 1980 there were about 550 seasonal housing units in the County. This number increased to an estimated 760 seasonal housing units in 1990. If the same rate (210 new seasonal housing units per decade) continues, the county would have 1,222 seasonal housing units in the year 2012.



POPULATION, HOUSEHOLDS & HOUSING – TRENDS & PROJECTIONS

Year	Population	Households	Housing Units	Pop. Per Household	Vacancy Rate
		HISTORI	CAL		
1970 [1]	2,365	884	1,551	2.675	43.0%
1971	2,450	925	1,567	2.649	41.0%
1972	2,550	973	1,582	2.621	38.5%
1973	2,650	1,021	1,598	2.595	36.1%
1974	2,750	1,070	1,613	2.570	33.79
1975 [1]	2,800	1,101	1,629	2.543	32.4%
1976	2,900	1,152	1,642	2.517	29.8%
1977	3,000	1,204	1,679	2.492	28.3%
1978	3,050	1,237	1,740	2.466	28.99
1979	3,100	1,272	1,808	2.437	29.69
1980 [1]	3,073	1,274	1,893	2.412	32.79
1981	3,078	1,273	1,912	2.418	33.49
1982	3,148	1,308	1,963	2.407	33.49
1983	3,251	1,336	2,047	2.433	34.79
1984	3,240	1,329	2,047	2.438	35.49
1704	3,240	1,329	2,030	2.438	33.47
1985	3,230	1,329	2,062	2.430	35.5%
1986	3,207	1,329	2,089	2.413	36.49
1987	3,163	1,337	2,118	2.366	36.99
1988	3,230	1,341	2,136	2.409	37.29
1989	3,227	1,337	2,160	2.414	38.19
1990	3,318	1,336	2,166	2.484	38.39
1991	3,365	1,344	2,182	2.504	38.49
1992	3,338	1,341	2,202	2.489	39.1%
		PROJECT	TION		
1995	3,600	1,506	2,510	2.390	40.0%
2000	3,750	1,569	2,637	2.390	40.5%
2005	3,900	1,632	2,766	2.390	41.0%
2010	4,050	1,695	2,897	2.390	41.5%
2012	4,110	1,720	2,950.	2.390	41.7%

Note: 1970-92 figures are for January 1 (except [1] are for 4/1. 1995-2010 figures are for July 1.

Sources: 1970 Pop: St.DoF: \$4-E-4; HHIs: Census, HC(1)-A6, Page 6-195; HUs: St.DoF: 79-E-3a.

1971-1979 Population: JWC derived from Dept. of Finance, Report 84 E-4; 1975-79 HUs, Report 79 E-3a.

Remainder: JWC estimates.

¹⁹⁸⁰⁻¹⁹⁹⁰ Dept. of Finance, Report E-8090; 1991-1992 Dept. of Finance annual estimates.

¹⁹⁹⁵⁻²⁰¹⁰ Pop. and Hishlds: Dept.of Finance, 91 P-1, 91 P-2 reports + judgement estimates



Table 3-2
POPULATION, HOUSEHOLDS, & HOUSING STOCK – CHANGES

Year	Population	Households	Housing Units	Pop. Per Household	Vacanc Rat
1970-71	85	41	16	2.073	(156.3%)
1971-72	100	48	15	2.083	(220.0%)
1972-73	100	48	16	2.083	(200.0%)
1973-74	100	49	15	2.041	(226.7%)
1974-75	50	31	16	1.613	(93.8%)
1975-76	100	51	13	1.961	(292.3%)
1976-77	100	52	37	1.923	(40.5%)
1977-78	50	33	61	1.515	45.9%
1978-79	50	35	68	1.429	48.5%
1979-80	(27)	2	85	(13.500)	97.6%
1980-81	5	(1)	19	(5.000)	105.3%
1981-82	70	35	51	2.000	31.4%
1982-83	103	28	84	3.679	66.7%
1983-84	(11)	(7)	11	1.571	163.6%
1984-85	(10)	0	4		100.0%
198 5 -86	(23)	0	27		100.0%
1986-87	(44)	8	29	(5.500)	72.4%
1987-88	67	4	18	16.750	77.8%
1988-89	(3)	(4)	24	0.750	116.7%
1989-90	91	(1)	6	(91.000)	116.7%
1990-91	47	8	16	5.875	50.0%
1991-92	(27)	(3)	20	9.000	115.0%
		FIVE YEAR (CHANGES		
1970-75	435	217	78	2.005	(178.2%)
1975-80	273	173	264	1.578	34.5%
1980-85	157	55	169	2.855	67.5%
1985-90	88	7	104	12.571	93.3%
1990-95	282	164	334	1.720	50.9%
1995-00	150	50	105	3.000	52.4%
2000-05	150	50	107	3.000	53.2%
2005-10	150	50	109	3.000	54.0%
2010-12	60	20	44	3.000	55.0%



Table 3-3 1980 TO 1990 POPULATION CHANGES

City or	1980	1990	1980-90 Change		
County			Numbers	%'	
		COUNTIES			
Sierra County	3,073	3,318	245	8.0%	
Plumas County	17,340	19,739	2,399	13.8%	
Lassen County	21,661	27,598	5,937	27.4%	
Sierra-Lassen Region	42.074	50.655	8.581	20,4%	
El Dorado County	85,812	125,995	40,183	46.8%	
Nevada County	51,645	78,510	26,865	52.0%	
Placer County	117,247	172,796	55,549	47.4%	
Sieπa-Tahoe Region	257,777	380,619	122.842	47.7%	
(4 counties: Sierra, El Dorado, Ne	vada, Placer)				
Sacramento County	783,381	1,041,219	257,838	32.9%	
Sutter County	52,246	64,415	12,169	23.3%	
Yuba County	49,733	58,228	8,495	17.1%	
Butte County	143,851	182,120	38,269	26.6%	
Sacto. Valley Counties	1.029.211	1.345,982	316,771	30.8%	
Sac-Yuba-Sierra(10 counties)	1.304.328	1.746.340	442.012	33,9%	
CALIFORNIA	23,668,145	29,760,021	6,091,876	25.7%	

	CITIE	S AND PLACE	S	
Loyalton	1,030	931	(99)	(9.6%
Susanville	6,520	7,279	759	11.6%
Portola	1,885	2,193	308	16.3%
Quincy CDP	4,451	4,271	(180)	(4.0%
Truckee CDP	2,389	3,484	1,095	45.8%
South Lake Tahoe	20,681	21,586	905	4.4%
Nevada City	2,431	2,855	424	17.4%
Grass Valley	6,697	9,048	2,351	35.1%
Colfax	981	1,306	325	33.1%
Auburn	7,540	10,592	3,052	40.5%
Roseville	24,347	44,685	20,338	83.5%
Placerville	6,739	8,355	1,616	24.0%
Sacramento	275,741	369,365	93,624	34.0%
Yuba City	18,736	27,437	8,701	46.4%
Marysville	9,898	12,324	2,426	24.5%
Oroville	8,683	11,960	3,277	37.7%
Chico	26,716	40,079	13,363	50.0%
SELECTED CITIES	425,465	577,750	152,285	35.8%

Sources: 1980 and 1990 Censuses of Population and Housing



Table 3-4 EMPLOYMENT AND HOUSEHOLDS – TRENDS & PROJECTIONS

Year	Households	Employment	Emps pe 100 Hshid
	нізто	RICAL	
1970 [1]	884	899	101.7
1971	925	1,106	119.6
1972	973	956	98.3
1973	1,021	961	94.1
1974	1,070	945	88.3
1975 [1]	1,101	956	86.8
1976	1,152	1,082	93.9
1977	1,204	1,096	91.0
1978	1,237	1,056	85.4
1979	1,272	1,117	87.8
1980 [1]	1,274	1,181	92.7
1981	1,273	1,103	86.6
1982	1,308	1,033	79.0
1983	1,336	1,055	79.0
1984	1,329	1,072	80.7
1985	1,329	1,180	88.8
1986	1,329	1,214	91.3
1987	1,337	1,242	92.9
1988	1,341	1,276	95.2
19 89	1,337	1,345	100.6
1990	1,336	1,363	102.0
1991	1,344	1,384	103.0
1992	1,341	1,444	107.7
	PROJE	спом	
1995	1,500	1,620	108.0
2000	1,550	1,705	110.0
2005	1,600	1,792	112.0
2010	1,650	1,881	114.0
2012	1,670	1,921	115.0

Sources: Households ... Table A-1

Employment ... US BEA & California EDD; projections by JWC

Employment Trends

It is estimated that employment in Sierra County increased from about 900 employed residents in 1970 to 1,180 in 1980 to more than 1,350 in 1989. When employment is related to the number of households in the County, the ratio has varied from a low of 80 employees per 100 households to nearly 120 employees per 100 households. The average has been about 91 local jobs per 100 households. These figures have been used to project the number of employees in the future based on the projected population and This projection anticipates that the number of employed households. persons in the County will increase from 1,350 in 1989 to 1,921 in the year 2012. The average increase over the next 20 years would amount to about 47 new jobs per year compared to an average increase of 28 per year in the 1970's and 19 in the 1980's. An employed residents:household ratio of approximately 1.15:1 would result (See Table 3-4). The Land Use Diagrams provide for adequate land to accommodate this amount of job development. (See Land Use Element)

CHARACTERISTICS OF SIERRA COUNTY POPULATION

Location of Population

The County can be divided into five logical geographic sectors:

- 1) The Southeast area in the vicinity of Alleghany and Pike
- 2) The Highway 49 Corridor including Goodyear's Bar, Downieville, and Sierra City forming the bulk of the eastern portion of the County
- 3) The Highway 89 Corridor including the Sierra western flank communities of Calpine, Sattley, and Sierraville
- 4) The City of Loyalton and Surrounding Area including much of the Sierra Valley
- 5) The Verdi area oriented to I-80

The 1990 population in each of these sectors is shown in Figure 3-4 below and on Table 3-5.

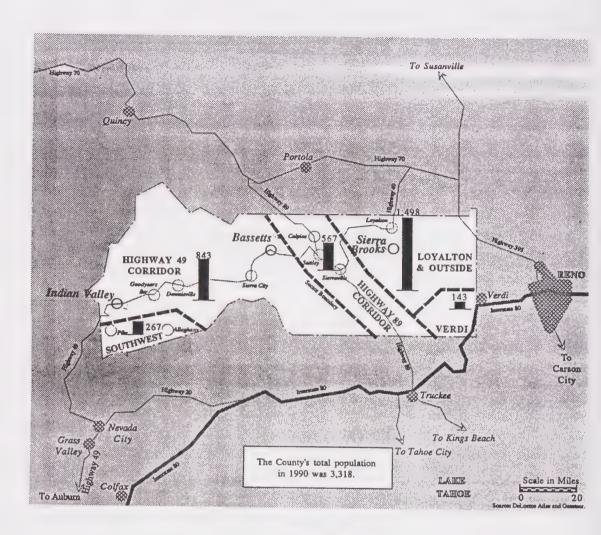


FIGURE 3-4
POPULATION ... NUMBERS

Most of the County's population lives in the Loyalton sector (45.1%) followed by the Highway 49 Corridor (25.4%), the Highway 89 Corridor (17.1%), the Southwest Sector (8.0%), and Verdi (4.3%).



Table 3-5 POPULATION - DISTRIBUTION

			lock Groups			East		ock Groups		Wost	SECTOR
Consus Designated Areas	#1	#6	#4	#2	#3	Consus	#8	#5	#7 West	Census Division	
	Bast	Past	East	East	East	Division	West	West	West	Division	000000000000000000000000000000000000000
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~					8		***********	*****************	~~~~~	
				P	OPULATION	NUMBERS					
											3318
COUNTY TOTALS	<u>548</u>	141	299	737	304	2.029	498	432	359	1.289	3,31
City of Loyalton	361	108	299	163	0	931	0	0	0	0	93
Unincorporated	<u>548</u> 361 187	33	0	574	304	1,098	498	432	359	1,289	2,38
Loyalton: City & Outside	405	141	299	651	2	1.498	9	0	0	0_	1.49
City of Loyalton	361	108	299	163	0	931	0	0	0	<u> </u>	93
Loyalton Outside	44	33	0	488	2	567	0	0	0	0	56
Verdi	405 361 44 143 0	۰	•	0	•	143	0	0	0		14
Highway 89 Corridor				86	300	386	181			181	56
W-1			•					432	404	841	84
Highway 49 Corridor	•	0	•	•	2	2	<b>30</b> 5		104		
Southwest Sector	•	•	•	•	•		12	•	255	267	26
				% OF CE	NSUS BLOC	KS AND DIVE	IONS				
COUNTY TOTALS	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.09
City of Loyalton	65.9%	76.6%	100.0%	22.1%	0.0%	45.9%	0.0%	0.0%	0.0%	0.0%	28.19
Unincorporated	34.1%	23.4%	0.0%	77.9%	100.0%	54.1%	100.0%	100.0%	100.0%	100.0%	71.99
Loyalton: City & Outside	73.9%	100,0%	100.0%	88.3%	0.7%	73.8%	0.0%	0.0%	0.0%	0.0%	45.19
City	65.9%	76.6%	100.0%	22.1%	0.0%	45.9%	0.0%	0.0%	0.0%	0.0%	28.19
Outside	8.0%	23.4%	0.0%	66.2%	0.7%	27.9%	0.0%	0.0%	0.0%	0.0%	17.19
Verdl	26.1%	0.0%	0.0%	0.0%	0.0%	7.0%	0.0%	0.0%	0.0%	0.0%	4.39
Highway 89 Corridor	0.0%	0.0%	0.0%	11.7%	98.7%	19.0%	36.3%	0.0%	0.0%	14.0%	17.19
Highway 49 Corridor	0.0%	0.0%	0.0%	0.0%	0.7%	0.1%	61.2%	100.0%	29.0%	65.2%	25.49
Southwest Sector	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	0.0%	71.0%	20.7%	8.09
						1					
				%	OF CITY A	D SECTOR\$					
COUNTY TOTALS	16.5%	4.2%	2.0%	22.2%	9.2%	61.2%	15.0%	13.0%	10.8%	38.8%	100.09
City of Loyalton	38.8%	11.6%	32.1%	17.5%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.09
Unincorporated	7.8%	1.4%	0.0%	24.0%	12.7%	46.0%	20.9%	18.1%	15.0%	54.0%	100.09
Loyalton: City & Outside	27.0%	9.4%	20.0%	43.5%	0.1%	100,0%	0.0%	0.0%	0.0%	0.0%	100.09
City	38.8%	11.6%	32.1%	17.5%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.09
Outside	7.8%	5.8%	0.0%	86.1%	0.4%	100.0%	0.0%	0.0%	0.0%	0.0%	100.09
Vardi	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	100.09
Highway 89 Corridor	0.0%	0.0%	0.0%	15.2%	52.9%	68.1%	31.9%	0.0%	0.0%	31.9%	100.0
Highway 49 Corridor	0.0%	0.0%	0.0%	0.0%	0.2%	0.2%	36.2%	51.2%	12.3%	99.8%	100.09
Southwest Sector	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.5%	0.0%	95.5%	100.0%	100.09
SORTHWEN DECIOL	U.U%	0.0%	0,0%	0.0%	0.0%	0,0%	4.3%	0.0%	90.C.K	100.0%	100.09
************************************											

Source: 1990 Census of Population and Housing.

Distribution of the unincorporated population by sectors is based on the % distribution calculated in Table A1.

# Age of Population

Sierra County's largest age group is in the 25-44 year old category (34.4%) However, this is less than the Sierra-Tahoe region and State averages. The under 18 age group (at 26.2%) is approximately on par with regional and State averages. The 65 and older age group is significantly larger than the region and State averages. (See Chart 3-1 and Table 3-6)

Table 3-6 AGE GROUPS - 1990

City or	Sierra	El Dorado	Nevada	Placer	Sierra-Tahoe	CALIFORNIA
County	County	County	County	County	Region	
•						
	1	AGE GROUPS .	NUMBERS			
Total Population	3,318	125,995	78,510	172,796	380,619	29,760,02
Under 18	869	33,245	18,992	45,226	98,332	7,750,72
18 to 44	1,142	52,897	28,558	72,217	154,814	13,737,94
45 to 64	728	24,908	16,709	34,728	77,073	5,135,79
55 and Over	579	14,945	14,251	20,625	50,400	3,135,55
	AG	E GROUPS F	PERCENTAG	ES		
Total Population	100.0%	100.0%	100.0%	100.0%	100.0%	100.09
Under 18	26.2%	26.4%	24.2%	26.2%	25.8%	26.0
18 to 44	34.4%	42.0%	36.4%	41.8%	40.7%	46.29
45 to 64	21.9%	19.8%	21.3%	20.1%	20.2%	17.3
65 and Over	17.5%	11.9%	18.2%	11.9%	13.2%	10.5

SOURCE: 1990 Census, 1990 CPH-1-6, Tables 1-4, pp. 1-55.



Chart 3-1
POPULATION ... AGE GROUPS

### Sierra Co.

Under 18(26.2%)

18 to 4

18 to 44(34.4%)

65 and Over(17.5%)

45 to 64(21.9%)

### Sierra-Tahoe Region

Under 18(25.8%)

18 to 44(40.8%)

65 and Over(13.2%)

45 to 64(20.2%)

### California

Under 18(26.0%)

2.3%)

18 to 44(46.2%)

65 and Over(10.5%)

45 to 64(17.3%)

#### Ethnic **Population**

The Sierra County population is largely White (92.2%) with 3.5% Hispanic. and 4.3% other minorities. This represents a somewhat more homogenous population than the Sierra-Tahoe region (90% White) but significantly more so than statewide (57.2% White). (See Table 3-7)

Table 3-7 ETHNIC MAKEUP OF POPULATION

City or County	Sierra County	El Dorado County	Nevada County	Placer County	Sierra-Tahoe Region	CALIFORNIA
***************************************						
	1	MINORITIES	. NUMBERS			
Total Population	3,318	125,995	78,510	172,796	380,619	29,760,02
White	3,175	119,118	76,371	161,948	360,612	20,524,32
White, non-Hispanic	3,060	113,053	73,697	152,601	342,411	17,029,120
Total Minorities	258	12.942	4.813	20.195	38.208	12.730.89
Hispanic whites	115	6,065	2,674	9,347	18,201	3,495,20
Other minorities	143	6,877	2,139	10,848	20,007	9,235,69
	MI	NORITIES PI	ERCENTAGI	ES		
Total Population	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
White	95.7%	94.5%	97.3%	93.7%	94.7%	69.09
White, non-Hispanic	92.2%	89.7%	93.9%	88.3%	90.0%	57.29
Total Minorities	7.8%	10.3%	6.1%	11.7%	10.0%	42.89
Hispanic whites	3.5%	4.8%	3.4%	5.4%	4.8%	11.79
Other minorities	4.3%	5.5%	2.7%	6.3%	5.3%	31.09
Referance page	page 55	page 40	page 48	page 49		page 3

Source: 1990 CensuS of Population and Housing, 1990 CPH-1-6, Tables 1 to 4, pages 1 to 55.

#### HOUSEHOLD CHARACTERISTICS / SPECIAL NEEDS HOUSEHOLDS

## Households

Size and Number The County has 1,341 households in 1992, with an average size of 2.49 persons per household (See Table 3-8). The largest percentage of households are 2-person households (39%) though there is a large percentage of 1 person households (27%). (See Chart 3-2) The type of households are similar to those throughout the region and the State, though husband-wife (no children) couples are more common due to the large retired population. (See Chart 3-4)



### Table 3-8 POPULATION, HOUSEHOLDS & HOUSING - TRENDS

Year	Population	Households	Housing	Pop. Per	Vacanc
***************************************			Units	Household	Rate
		HISTOR	ICAL		
1970 [1]	2,365	884	1,551	2.675	43.09
1971	2,450	925	1,567	2.649	41.09
1972	2,550	973	1,582	2.621	38.59
1973	2,650	1,021	1,598	2.595	36.19
1974	2,750	1,070	1,613	2.570	33.79
1975 [1]	2,800	1,101	1,629	2.543	32.49
1976	2,900	1,152	1,642	2.517	29.89
1977	3,000	1,204	1,679	2.492	28.39
1978	3,050	1,237	1,740	.2.466	28.99
1979	3,100	1,272	1,808	2.437	29.69
1980 [1]	3,073	1,274	1,893	2.412	32.79
1981	3,078	1,273	1,912	2.418	33.49
1982	3,148	1,308	1,963	2.407	33,49
1983	3.251	1,336	2,047	2.433	34.79
1984	3,240	1,329	2,058	2.438	35.49
1985	3,230	1,329	2,062	2.430	35.5%
1986	3,207	1,329	2,089	2.413	36.49
1987	3,163	1,337	2,118	2.366	36.99
1988	3,230	1,341	2,136	2.409	37.29
1989	3,227	1,337	2,160	2.414	38.19
1990	3,318	1,336	2,166	2.484	38.39
1991	3,365	1,344	2,182	2.504	38.49
1992	3,338	1,341	2,202	2.489	39.19
1993					
1994					
1995					
1996					
1997					

Note: Can be updated yearly in June at State DOF: 322-4651

Note: 1970-92 figures are for January 1 (except [1] are for 4/1. 1995-2010 figures are for July 1. Sources: 1970 Pop: St.DoF: 84-E-4; HH's: Census, HC(1)-A6, Page 6-195; HU's: St.DoF: 79-E-3a.

1971-1979 Population: JWC derived from Dept. of Finance, Report 84 E-4; 1975-79 HU's, Report 79 E-3a. Remainder: JWC estimates.

1980-1990 Dept.of Finance, Report E-8090; 1991-1992 Dept.of Finance annual estimates.

1995-2010 Pop. & Hshlds: Dept. of Finance, Reports 91 P-1 and 91 P-2;

#### **HOUSEHOLD CHARACTERISTICS**

Chart 3-2
HOUSEHOLDS BY NUMBER OF PERSONS

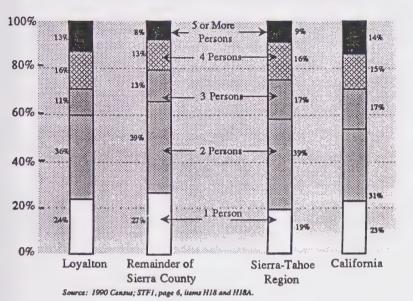


Chart 3-3
AVERAGE PERSONS PER HOUSEHOLD

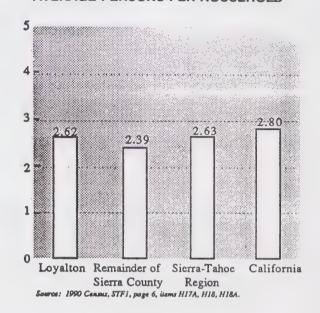
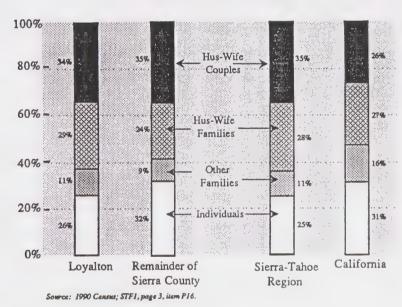


Chart 3-4
TYPES OF HOUSEHOLDS



#### Elderly Households

In 1990, 29% of the unincorporated County households included at least one member over age 65, somewhat less than the average for the region, and significantly more than the average for the State (See Chart 3-15). 71% of these elderly households own their homes and 20.5% of all owner-occupied housing in the County is owned by these elderly households (See Table 3-13).

Chart 3-5
AGE OF HOUSEHOLDER
Sierra County & Selected Areas
1990

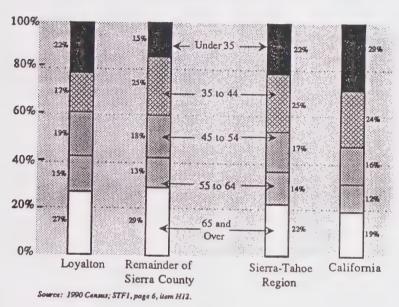
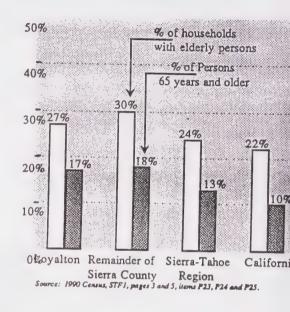


Chart 3-6
THE ELDERLY – 65 and Over
In % of Households and
As a % of Population



The 29% of elderly households who rent are of particular concern since their housing costs are not fixed. However, only 2.5% of the unincorporated County residents live below the poverty level. Only one person over the age of 65 lived in a group quarter situation; 39% of the elderly households live in one-person households (See Table 3-10). Relatively fixed low rents in units which are small in size and do not require a great deal of maintenance are needed by this group. Living situations where neighbors can watch out for elderly tenants and ground floor or handicapped accessible units are most beneficial. Granny flats, and mobile home parks all fit this category and could be encouraged within the County.



HOUSEHOLD CHARACTERISTICS – FROM STF1 REPORTS

liems	Loyalton	Remainder of County	Sierra County	Sierra Tahoe Region	CALIFORNIA
	Тур	es of Household	de		
<u>Total</u>	344	992	1.336	143.040	10.381.206
Households with children	125	297	422	<u>51.775</u>	3,828,061
Husband-wife couples	101	239	340	40,683	2,791,452
Other Families: male householder	10	21	31	2,835	252,314
female householder	14	37	51	8,257	784,315
Households without children	219	695	914	91.265	6.553.125
Husband-wife couples	117	353	470	49,383	2,678,070
Other Pamilies: male householder	2	9	11	1,812 🛞	225,378
female householder	9	16	25	3,433	407,865
Non-fam hahlds: male householder	36	160	196	17,702	1,568,942
female householder	55	157	212	18,935	1,672,870
	9	6 Distribution		ĺ	
Total	100%	100%	100%	100%	100%
Households with children	36%	30%	32%	36%	37.9
Husband-wife couples	29%	24%	25%	28% §	27%
Other Pamilies: male householder	3%	2%	2%	2% 🛭	2%
female householder	4%	4%	4%	6%	8%
Households without children	64%	70%	68%	64%	<u>63</u>
Husband-wife couples	34%	36%	35%	35%	26%
Other Families: male householder	1%	1%	1%	1%	2%
female householder	3%	2%	2%	2%	4%
Non-fam.hshids: male householder	10%	16%	15%	12%	15%
female householder	16%	16%	16%	13%	169

	Ageo	f Householde	e.P		
Total	344	992	1,336	143,040	10,381,206
Owner Occupied Housing	247_	663	910	102.096	5,773.943
Under 35	35	70	105	13,554	897,843
35 to 44	88 41	150	191	26,677	1,383,516
45 to 54	47	123	170	19,329	1,125,577
55 to 64	<b>43</b>	117	160	16,610	960,922
65 and over	81	203	284	25,926	1,406,085
Renter Occupied Housing	97_	329	426	40.944	4.607.263
Under 35	₩ 40	75	115	17,268	2,126,777
35 to 44	18	97	115	11,075	1,088,897
45 to 54	19	57	76	4,740	527,111
55 to 64	9	17	26	2,687	330,699
65 and over	11	83	94	5,174	533,779
	96	Distribution			
Total	100.0%	100.0%	100.0%	100.0%	100.0%
Owner Occupied Housing	71.8%	66.8%	68.1%	71.4%	55.6%
Under 35	10.2%	7.1%	7.9%	9.5%	8.6%
35 to 44	11.9%	15.1%	14.3%	18.7%	13.3%
45 to 54	13.7%	12.4%	12.7%	13.5%	10.8%
55 to 64	12.5%	11.8%	12.0%	11.6%	9.3%
65 and over	23.5%	20.5%	21.3%	18.1%	13.5%
Renter Occupied Housing	28.2%	33.2%	31.9%	28.6%	44.4%
Under 35	11.6%	7.6%	8.6%	12.1%	20.5%
35 to 44	5.2%	9.8%	8.6%	7.7%	10.5%
45 to 54	5.5%	5.7%	5.7%	3.3%	5.1%
55 to 64	2.6%	1.7%	1.9%	1.9%	3.2%
65 and over	3.2%	8.4%	7.0%	3.6%	5.1%
Source: Counts of Population as	ed Housing, STF1, page	6, H12.			

Note: Table 3-9 figures have a slight discrepancy with Table 3-10 because of Census methodology.

Source: 1990 Census of Population and Housing: STF3's

Elderly homeowners enjoy fixed housing payments and are not in the same need category as renters. However, often elderly homeowners are faced with an inability to maintain their homes due to costs or immobility. In addition, they are often living in homes which are too large or unsuitable for their changing needs. Shared living arrangements and the construction of granny units can create opportunities for rental income as well as caretaking assistance for elderly homeowners. In addition, the provision of alternative living arrangements such as care homes and mobile home parks enables elderly residents to sell or rent their homes and move to a more suitable living situation without leaving the County. The County could encourage these forms of housing.

The main program available to elderly households in Sierra County is the Sierra Valley Senior Citizens complex (50 units). A waiting list is not kept but the complex is always 100% occupied. A new senior citizen complex on the west side of the County would be extremely beneficial. A 8-10 unit complex would exceed the 1992-97 elderly rental housing need for the unincorporated County (83 elderly households (from Table 3-9)  $\div$  992 households = 8.4% x 79 total units needed per HAP = 6.6 units).

Table 3-10
ELDERLY HOUSEHOLD CHARACTERISTICS - April 1990

ltems	Loyalton	Remainder of County	Sierra County	Sierra Tahoe Region	CALIFORNIA
	Elderly Ho	useholds 65 s	ind Over		
Total Households	94	303	397	34,491	2,241,643
% of Total Households	27.3%	30.5%	29.7%	21.1%	21.0%
l person households	38	119	157	11,073	818,520
Family households	53	175	228	22,547	1,355,696
Non-family households	3	9	12	871	67,427
Total Population	155	424	579	50,390	3,135,552
% of Total Population	16.6%	17.8%	17.5%	13.2%	10.5%
in family households	89	292	381	36.049	2.068.509
Household	52	159	211	19,325	1,067,047
Spouse	35	125	160	13,618	692,763
Other Relatives	2	7	9	2,792	283,335
Non-relatives		1	1	314	25,364
in Nonfamily households	42	131	173	12.350	913.140
Male householder		42	49	3.044	214,446
Living alone		36	42	2,696	190,913
Not living alone	1	6	7	348	23,533
Female householder	33	85	118	8.731	658.371
Living alone	32	83	115	8,377	627,607
Not Living alone	1	2	3	354	30,764
Nonrelatives	2	4	6	575	40,323
In Group Quarters	24_	1	25	1.991	153.903
Institutionalized	24		24	1,931	140,159
Other persons Source: Canau of Population	and Howing, STF1, page	3, P24 / 25, and pa	1 pa 5, P23.	60	13,744
4.4					
Hosesholds Total	344	992	1,336	143,040	10,381,206
Permission Total	931	2,387	3,318	380 619	29 760 021

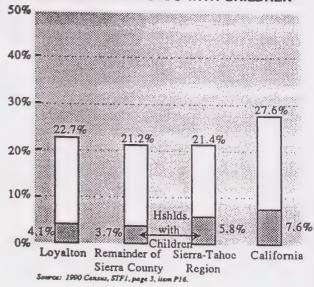
# Female Headed Families

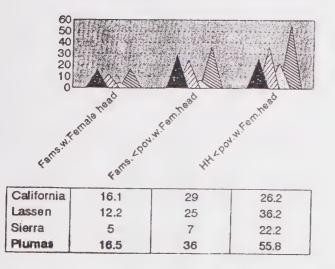
The number of families headed by women has implications in needs for child care, recreation programs, and other social services. In 1990, 21.2% of the County's households were female headed. However, only 3.7% of all households were female headed with children. This is a lesser proportion than in the region and the State.

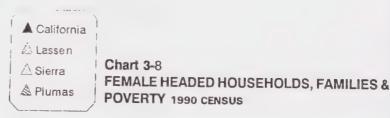
Table 3-11 FEMALE HEADED HOUSEHOLDS - 1990

	Female H	ended Housel	holds		
l'otal	78	210	288	30,625	2,865,050
% of Total Howeholds	22.7%	21.2%	21.6%	21.4%	27.6%
amily householder with children	14	<u>37</u>	51_	8.257	784.315
Vithout Children	64	173	237	22.368	2.080.735
Pamily householder w/o children	9	16	25	3.433	407,865
Non-family householder	3	20	23	3.184	313,033
Living alone Source: Conne of Population and House	52	137	189	15,751	1,359,837

Chart 3-7
FEMALE HEADED HOUSEHOLDS & FEMALE
HEADED HOUSEHOLDS WITH CHILDREN







In general, the special needs of low income female-headed households include income assistance, low fixed rents, and affordable child care. Programs currently available to assist these households include:

AFDC (which totals \$307 for a pregnant woman to \$847 for a 5 person family)

- Medi-Cal
- GAIN (Employment training)
- WIC (Supplemental food for pregnant and nursing women and their children)
- Food Stamps
- Post AFDC Child care continuation payments
- Post AFDC medical assistance

The County can best further assist in meeting these needs by meeting fair share housing allocation and encouraging the creation of family day care centers.

# Handicapped Persons

The number of handicapped persons in the County has a bearing on the need for certain social services and specialized handicapped access facilities. In 1990, 20.1% of the residents of unincorporated Sierra County were handicapped; 60% of these persons were over the age of 65 (see Figure 3-5 and Table 3-12).

Figure 3-5
HANDICAPPED PERSONS

50%

40%

20%

16.3%

10%

10.5%

10.0%

Loyalton Remainder of Sierra-Tahoe California
Sierra County Region

Source: 1990 Cennus, STF1, page 4, item P68.

Table 3-12
HANDICAPPED PERSONS

	Handic	apped Person	28		
Total by Age	152	480	632	40,081	2,980,46
% of Total Population	16.3%	20.1%	19.0%	10.5%	10.0%
16 to 64	62	192	254	24.099	1.932.05
Work Disability				356	26,60
Work disability plus a mobility or self-care limitation	53	163	216	20,246	1,394,61
No workork disability but a mobility or self-care limitation	9	29	38	3,497	510,84
65 or more	90	288	378	15.982	1,048,40
Work Disability	2	27	29	440	32,60
Work disability plus a mobility or self-care limitation	88	251	339	14,048	899,98
No workork disability but a mobility or self-care limitation		10	10	1,494	115,81

Source: 1990 Census of Population and Housing: STF1'S and STF3's

The County Transportation Commission operates a dial-a-ride van pool for handicapped residents. The county should continue to support this program.

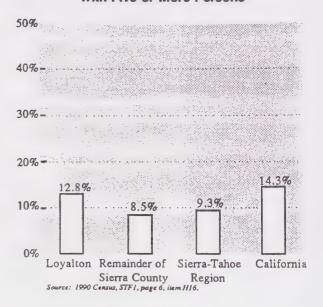
### Large Households

The number of large households in the County has a bearing on the need for larger housing units. The average household size in unincorporated Sierra County is 2.39, less than the State average of 2.80. In 1990, 8.5% of all households had 5 or more persons, again, less than the State average of 14.3%. Smaller household sizes are the norm in Sierra County (See Table 3-13).

Table 3-13
LARGE HOUSEHOLDS

	ge" liouseholds with			***	
Total	44	84	128	13,374	1,480,327
% of Total Households	12.8%	8.5%	9.6%	9.3%	14.3%
Owner Occupied	28	66	94	9.558	787.389
5 persons	20	45	65	6,391	434,171
6 persons	5	16	21	2,046	185,199
7 or more persons	3	5	8	1,121	168,019
Renter Occupied	16	18	34	3.816	692.938
5 persons	13	11	24	2,423	322,891
6 persons	3	7	10	888	170,568
7 or more persons	**			505	199,479
Source: Connu of Population	and Housing, STF1, page 6.1	116.			

Figure 3-6
LARGE HOUSEHOLDS
With Five or More Persons



The discussion of overcrowded living units later in this Element notes that overcrowded housing is also not a critical problem in Sierra County; only 4.7% of the housing units in the unincorporated area are overcrowded (See Figure 3-20)

### Homeless Persons

State law requires that housing elements discuss the homeless. Unfortunately, it is difficult to determine numbers of homeless persons; this group tends to fall between the cracks of most agencies which collect data on households. In addition, the homeless are generally transient and their numbers fluctuate in any one area.

One indication of the number of homeless in an area is the degree of use of homeless programs. As an example, only three homeless people applied for and were given assistance in May, June, and July 1992. On the average approximately one homeless family applies for assistance every three months. Thus, there does not appear to be a significant homeless program in Sierra County. This is probably due to the relatively stable economic situation in the County as well as the lack of housing and social programs and the harsh winters which would likely encourage persons losing their job and home to relocate to a more urban location.

The typical homeless case in Sierra County is a family who may have been on public assistance in another County and comes to Sierra County hoping for less expensive housing with no immediate luck. After receiving temporary assistance they most often do find permanent housing in the County. Families who have been forced from their homes the male head of household are not uncommon (Bazan, personal communication, April 1993).

Very limited assistance is available for the homeless in the County. Situations are generally handled on a case-by-case basis by the Department of Human Service offices in Loyalton and Downieville. The most commonly used program is the homeless component of the Aid to Families with Dependent Children (AFDC) program which allows for:

- Temporary payments of \$30/day for 16 days to be used for housing (usually in motels)
- Security deposit and last months's rent grant for permanent housing.

This program can only be used by an individual every two years. There is also a homeless allocation within the Food Stamp program. Emergency gas vouchers are also available. Budget available for these programs has been adequate to meet need. State and federal programs generally fund assistance to families, the County General Fund provides for the single person homeless assistance beyond Food Stamps and gas vouchers.

There are no temporary shelters in the County, but there are numerous motels which can be used in conjunction with temporary assistance grants. One problem has been the fact that motel rates often exceed the \$30/day allocation for temporary shelter. The County should attempt to make arrangements with motel owners to ensure that a certain number of rooms are available at approximately this rate when a need exists. In addition, there are public buildings which could be used in an emergency such as a disastrous fire which could leave residents homeless.

Winters are harsh in Sierra County and homeless cases requesting assistance are carefully instructed on this point so that they will not attempt to spend the night outside. They are made aware of shelters in Reno and other cities to use if motels are not available or if their situation extends beyond 16 days.

This Element concludes that there is no unmet homeless housing need in the County. However, State law requires that General Plans provide the opportunity to locate transient and emergency shelter housing. The County should consider permitting or conditionally permitting these uses in appropriate zoning categories.

Source: Sierra County Department of Human Services (Barbara Bazan 993-6720).

#### **Farm Workers**

In 1989, 88 persons were employed on farms in Sierra County (including Loyalton). In 1987 approximately 23 farm operators listed farm income as their main income source; a number of these operations may be included in the farm employment count total of 88 persons (1980-89 Bureau of Economic Analysis). Few, if any, of these workers are migrant because of the nature of Sierra County ranching. However, the non-migrant farm workers also have special needs because of their relatively low income (while 6.5% of the county employed residents are farm employed, only 2% of personal income is from this source – 1990 U.S. Census).

According to Sierra County Farm Bureau Representative Holly George-McCann, there are very few seasonal laborers employed by Sierra County farms. Some of the seasonal laborers live in trailers. A number of permanent farm employees live on ranch properties as part of compensation. Others live throughout the area. According to Ms. George-McCann, there does not appear to be a farm worker housing shortage in the County.

It would be appropriate for the county to ensure that farm worker housing and family housing is permitted on agricultural land consistent with the policies in the Agricultural Element which call for clustering of farm housing to ensure retention of agricultural land.

### Special Needs Households – A Summary

A major part of a County's role in ensuring that adequate housing is available to all residents is to preclude barriers to those who are not normally provided for by the private housing industry. Generally, these people are constrained by the housing market because of low income, but often simply their special characteristics make housing suitable to their needs unavailable. These households must settle for less or overpay for housing.

The largest group of special needs households in the county are elderly households, particularly single-person elderly households, in rental housing. A number of these households include disabled persons. The county could best assist these special needs households by ensuring that alternative housing arrangements (such as granny units and board care facilities) are permitted or conditionally permitted in appropriate areas throughout the County. Continued support for the dial-a-ride program can also be considered a housing related action because of the dispersed nature of housing in the County.

Other special needs households in the county are limited in number but their needs should be recognized by the County and attention paid to precluding barriers to housing opportunities for these households as described throughout this Element.

### SIERRA COUNTY'S HOUSING STOCK AND HOUSING MARKET CHARACTERISTICS

# Sierra County's Housing Stock

The unincorporated area of Sierra County had a total of 1768 housing units in 1990. These units were largely single-family (79%); 49% were vacant, due to the large number of second homes in the County (see Tables 3-14 and 3-15. These tables also include housing figures for each individual sector of the County.)



## SIERRA COUNTY GENERAL P·L·A·N

Table 3-14

### POPULATION, HOUSING STOCK, HOUSEHOLDS & VACANT UNITS

Consus Designated Areas	Population	Housing Units	Households	Vacan Hsng, Unit
	NUMBE	RS		
COUNTY TOTALS	3,318	2.166	1.335	831
City of Loyalton	931	398	344	54
Unincorporated	2,387	1,768	991	777
Lovalton: City & Outside	1.498	673	571	102
City of Loyalton	931	398	344	54
Loyalton Outside	567	275	227	48
Verdi	143	66	48	18
Highway 89 Corridor	567	494	243	251
Highway 49 Corridor	843	716	365	351
Southwest Sector	267	217	108	109
	% OF ITI	EM		
COUNTY TOTALS	100.0%	100.0%	100.0%	100.0%
City of Loyalton	28.1%	18.4%	25.8%	6.5%
Unincorporated	71.9%	81.6%	74.2%	93.5%
Lovalton: City & Outside	45.1%	31.1%	42.8%	12.39
City	28.1%	18.4%	25.8%	6.5%
Outside	17.1%	12.7%	17.0%	5.8%
Verdi	4.3%	3.0%	3.6%	2.2%
Highway 89 Corridor	17.1%	22.8%	18.2%	30.2%
Highway 49 Corridor	25.4%	33.1%	27.3%	42.29
Southwest Sector	8.0%	10.0%	8.1%	13.19
AVERACE	OUSEHOLD SIZE	VAC	ANCY RATES	MEDIA!
AVERAGE	TOUSENOLD SIZE	****	WILLOT ROLLED	· ALDO
COUNTY TOTALS	2.49		38.4%	\$86,400
City of Loyalton	2.71		13.6%	\$59,700
Unincorporated	2.41		43.9%	\$92,700
Loyalton: City & Outside	2.62		15.2%	\$76.100
City	2.71		13.6%	\$59,700
Outside	2.50		17.5%	\$108,500
Verdi	2.98		27.3%	\$218,200
Highway 89 Corridor	2.33		50.8%	\$80,700
Highway 49 Corridor	2.31		49.0%	\$91,000
	500			

Source: Tables 3, 5, 6 and 7.

# SIERRA COUNTY GENERAL P·L·A·N

**Table 3-15** 

### HOUSING UNITS BY TYPE - SUMMARIES BY SECTOR

*		Types of Housin		Mobile
Census Designated Areas	SECTOR	Single	Multi-	Homes
	TOTALS	Pamily	Pamily	Homes
8	HOUSING UNIT N	UMBERS		
	2/66			
COUNTY TOTALS	2.166	1.741	163	262
City of Loyalton	398	329	18	51
Unincorporated	1,768	1,412	145	211
	673	496	79_	98
Loyalton: City & Outside	398	329	18	51
City of Loyalton Loyalton Outside	275	167	61	47
Doyallon Oxidas				
Verdi	66	60	2	4
Highway 89 Corridor	494	417	32	45
	716	600	- 47	69
Highway 49 Corridor	716	000	₹,	
Southwest Sector	217	168	3	46
	% OF HOUSIN	G TYPE		
	100.00	100.0%	100.0%	100.0%
COUNTY TOTALS	100.0% 18.4%	18.9%	11.0%	19.5%
City of Loyalton	81.6%	81.1%	89.0%	80.5%
Unincorporated	01.00			
Loyalton: City & Outside	31.1%	28.5%	48.5%	37.4%
City	18.4%	18.9%	11.0%	19.5%
Outside	12.7%	9.6%	37.4%	17.9%
				1.59
Verdi	3.0%	3.4%	1.2%	1.5%
Highway 89 Corridor	22.8%	24.0%	19.6%	17.29
Highway 49 Corridor	33.1%	34.5%	28.8%	26.39
Southwest Sector	10.0%	9.6%	1.8%	17.69
	% OF COUNTY A	ND SECTORS		
COUNTY TOTALS	100.0%	80.4%	7.5%	12.19
City of Loyalton	100.0%	82.7%	4.5%	12.89
Unincorporated	100.0%	79.9%	8.2%	11.99
A continue City P. Contaid	100.0%	73.7%	11.7%	14.6
Loyalton: City & Outside	100.0%	82.7%	4.5%	12.89
City Outside	100.0%	60.7%	22.2%	17.19
Attside				
Verdi	100.0%	90.9%	3.0%	6.1
Highway 89 Corridor	100.0%	84.4%	6.5%	9.1
Highway 49 Corridor	100.0%	83.8%	6.6%	9.6
		77.A%	1.4%	21.2
Southwest Sector	100.0%	11,4%	1.470	21.2

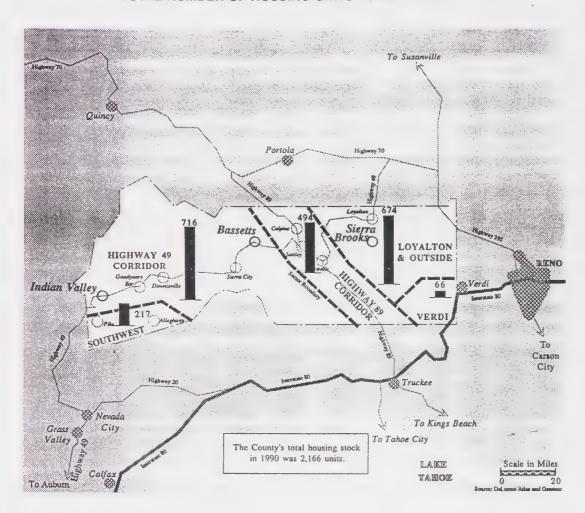
Source: Tables 3, 5, 6 and 7.

Notes: Single family includes both detached and attached ("townhouse") type units.

Multi-family includes multiplexes (2-4), apartments (5+) and "other" type units. The unincorporated units are distributed by sectors besed on the population distribution.

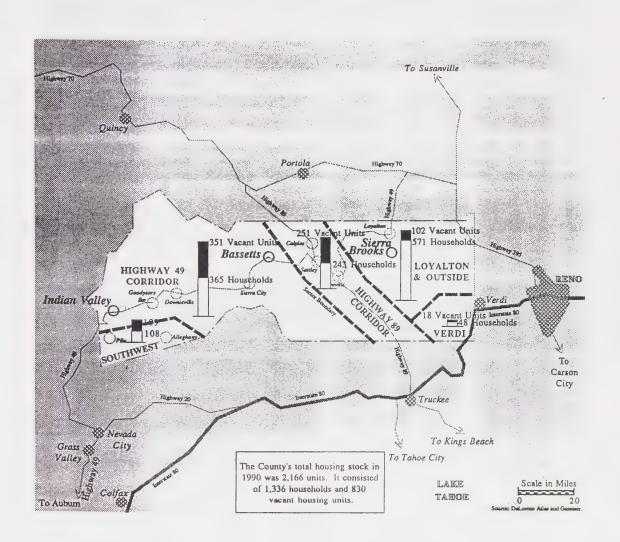


FIGURE 3-7
TOTAL NUMBER OF HOUSING UNITS - SIERRA COUNTY



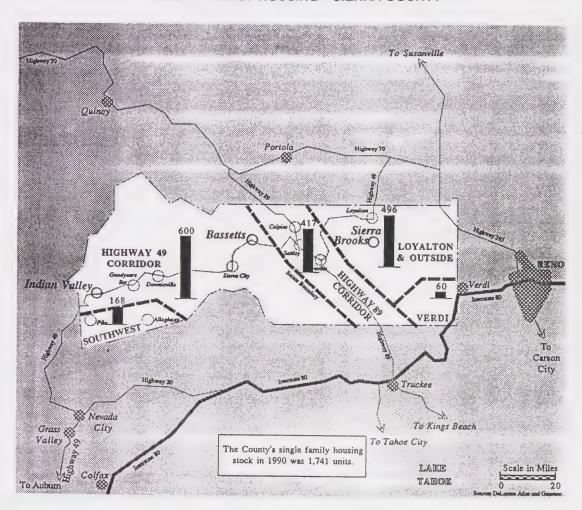


# FIGURE 3-8 VACANT HOUSING UNITS - SIERRA COUNTY AND TOTAL NUMBER OF HOUSEHOLDS



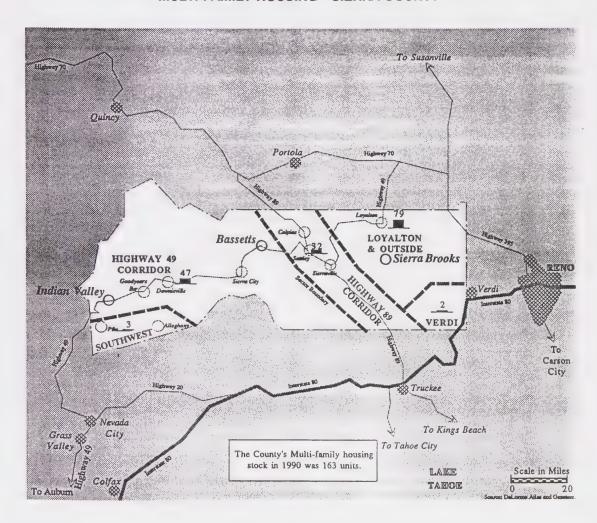


# FIGURE 3-9 SINGLE FAMILY HOUSING - SIERRA COUNTY



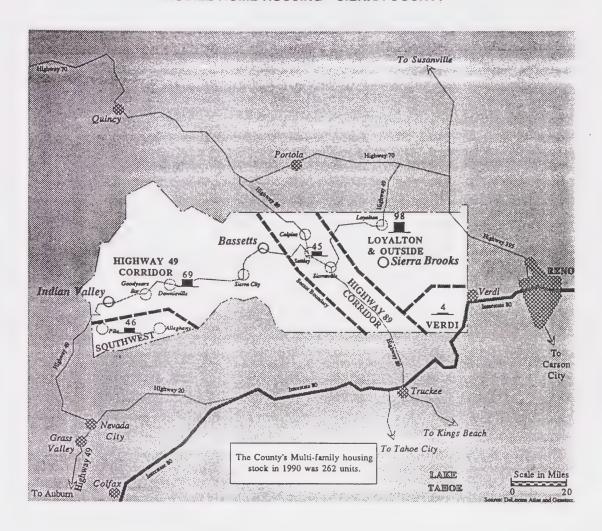


## FIGURE 3-10 MULTI-FAMILY HOUSING - SIERRA COUNTY



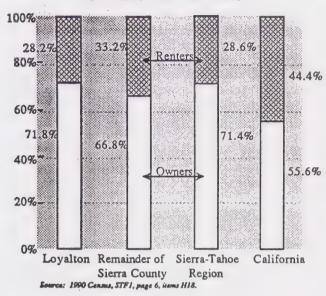


# FIGURE 3-11 MOBILE HOME HOUSING - SIERRA COUNTY



**Tentative Rental/** In 1990, the unincorporated portion of the county's non-vacant housing stock **Owner Occupied** was 66.8% owner occupied and 33.2% renter occupied (See Figure 3-12).

Figure 3-12 HOUSEHOLD TENURE: OWNERS AND RENTERS



**Cost of Housing** 

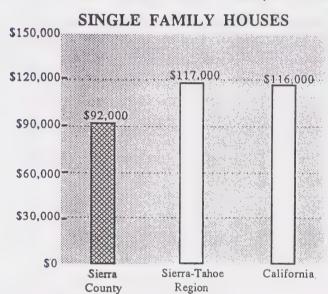
Housing is relatively inexpensive in unincorporated Sierra County. For example, 56% of all owner-occupied homes were valued at less than \$100,000 in 1990 compared to 16% in this category statewide and in the region. The City of Loyalton housing stock is even less expensive (94% of owner units occupied below \$100,000). (See Figure 3-14) Median value of a single-family home was \$79,300 with the least expensive housing on the average in the Southeast Sector.

Rental housing is also relatively inexpensive. 61% of the rental housing in the unincorporated area rented for less than \$300 per month in 1990.

This trend in comparison to the region continues, however the average building permit value recently has been \$92,000 (compared to the county wide median value of existing single-family homes of \$79,300). (See Figure 3-13)

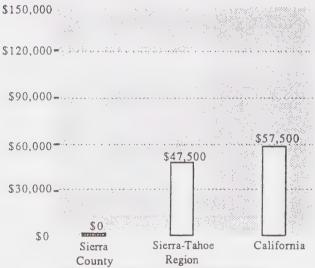


Figure 3-13
AVERAGE BUILDING PERMIT VALUATION COMPARISONS
Sierra, Nevada & Sacramento Counties (1987 to 1991)



Source: U.S. Dept. of Commerce data as reported by Security Pacific National Bank and State Dept. of Finance.

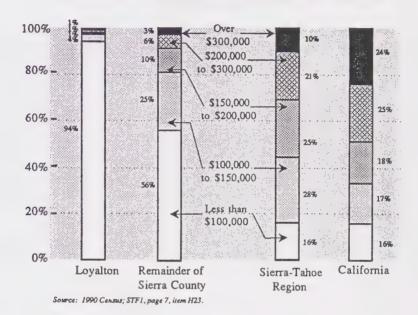
### MULTI-FAMILY HOUSING UNITS



Source: U.S. Dept. of Commerce data as reported by Security Pacific National Bank and State Dept. of Finance.

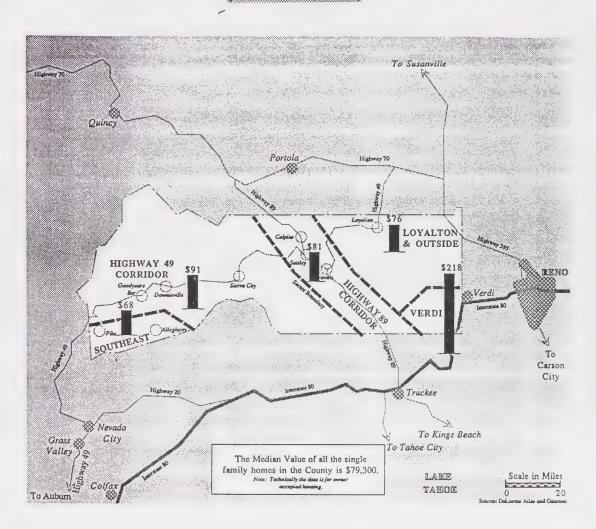


Figure 3-14
HOUSING: VALUE OF OWNER OCCUPIED HOUSING



### SIERRA COUNTY GENERAL P·L·A·N

FIGURE 3-15
MEDIAN VALUE OF SINGLE FAMILY HOUSES
(in \$1000 increments)



### Household Income in Sierra County

The ability of households to pay for their housing is a function of income and cost of available housing. Incomes in Sierra County are low on the average as shown below. The State categorizes income groups as very low, other low, moderate, and above moderate. Each household income category is based on a percentage of the regional housing market's median family income. These levels are shown below in Table 3-17; 46% of the unincorporated area households are in the very low and low income categories.

In 1990, the median household income in unincorporated Sierra County was \$23,300; the median family income was \$30,300, significantly less than the State and region income levels (See Figures 3-16, 3-17 and 3-3, and Table 3-16).

Figure 3-16
MEDIAN HOUSEHOLD INCOME

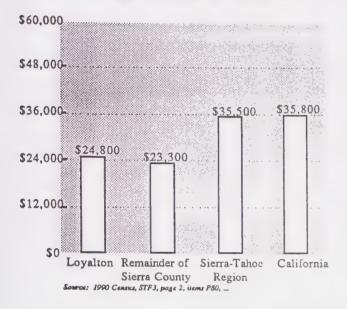
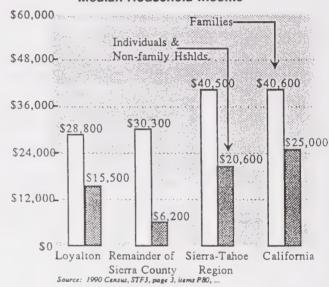


Figure 3-17
FAMILIES & INDIVIDUALS
Median Household Income



# P·L·A·N

Table 3-16

### HOUSEHOLD CHARACTERISTICS - HOUSEHOLD & FAMILY INCOME Loyalton Remainder

Sierra

Sierra

		of County	County	Tahoe Region	CALIPORNI
	Househ	old Income is	1000		
Number of Households	356	1,064	1,420	143,762	10,399,70
Under \$10,000	47	240	287	14,598	1,197,50
\$10,000 to \$24,999	133	319	452	33,826	2,348,27
\$25,000 to \$49,999	123	311	434	50,783	3,418,380
\$50,000 to \$74,999	33	120	153	27,233	1,909,072
\$75,000 or more	20	74	94	17,322	1,526,47
Median income	\$24,839	\$23,262	\$23,657	\$35,474	\$35,798
ldean income	\$30,539	\$32,289	\$31,850	\$43,236	\$46,247
		y Income in 1			
Number of Families	251	754	1,005	107,729	7,218,877
Under \$10,000	3	73	76	6,147	555,044
\$10,000 to \$24,999	104	198	302	21,364	1,473,581
\$25,000 to \$49,999	98	294	392	40,756	2,414,906
\$50,000 to \$74,999	31	120	151	24,304	1,517,912
\$75,000 or more	15	69	84	15,158	1,257,427
Median income	\$28,750	\$30,297	\$29,911	\$40,459	\$40,559
Mean income	\$34,653	\$40,288	\$38,881	\$48,101	\$51,198
Incom Numbers:Indi's &Non-fam.Hshids	e of Individuals a	nd Non-Fami	ly Household	is in 1989 36,033	3 100 033
IAMIDOELECTURE & OCTAOU-INDICE		310	413	36,033	3,180,823
Under \$10,000	44	167	211	8,451	642,459
\$10,000 to \$24,999	29	121	150	12,462	874,687
\$25,000 to \$49,999	25	17	42	10,027	1,003,474
\$50,000 to \$74,999	2		2	2,929	391,160
\$75,000 or more	5	5	10	2,164	269,043
Median income	\$15,490	\$6,148	\$8,512	\$20,570	\$24,993
Mean income	\$20,705	\$12,831	\$14,823	\$28,691	\$35,011
	Househ	old Income in	1989		
Households: % Distribution	100.0%	100.0%	100.0%	100.0%	100.0%
Under \$10,000	13.2%	22.6%	20.2%	10.2%	11.5%
\$10,000 to \$24,999	37.4%	30.0%	31.8%	23.5%	22.6%
	34.6%	29.2%	30.6%	35.3%	32.9%
\$25,000 to \$49,999	34.0%				× .
	9.3%	11.3%	10.8%	18.9%	18.4%
\$50,000 to \$74,999	10000			18.9% 12.0%	18.4% 14.7%
\$50,000 to \$74,999	9.3% 5.6% % o	11.3%	10.8% 6.6%	12.0%	
\$50,000 to \$74,999 \$75,000 or more	9.3% 5.6%	11.3% 7.0%	10.8% 6.6%	255	
\$50,000 to \$74,999 \$75,000 or more Median income	9.3% 5.6% % o	11.3% 7.0% (State Averag	10.8% 6.6%	12.0%	14.7%
\$50,000 to \$74,999 \$75,000 or more Median income Mean income	9.3% 5.6% % 0 69% 66% Famil	11.3% 7.0% (State Averag 65% 70% y Income in 1	10.8% 6.6% 6 66% 69%	12.0% 99% 93%	14.7% 100% 100%
\$50,000 to \$74,999 \$75,000 or more Median income	9.3% 5.6% % o, 69% 66%	11.3% 7.0% (State Averag 65% 70%	10.8% 6.6% 66% 69%	12.0% 99%	14.7%
\$50,000 to \$74,999 \$75,000 or more  Median income  Mean income  Families: % Distribution	9.3% 5.6% % 0 69% 66% Famil	11.3% 7.0% (State Averag 65% 70% y Income in 1	10.8% 6.6% 6 66% 69%	12.0% 99% 93%	14.7% 100% 100%
\$50,000 to \$74,999 \$75,000 or more Median income Mean income Familles: % Distribution	9.3% 5.6% % o, 69% 66% Famil 100.0%	11.3% 7.0% (State Averag 65% 70% y Income in 1 100.0%	10.8% 6.6% 6 66% 69% 100.0%	12.0% 99% 93% 100.0%	14.7% 100% 100% 100.0%
\$50,000 to \$74,999 \$75,000 or more Median income Mean income	9.3% 5.6% % o, 69% 66% Famil 100.0%	11.3% 7.0% State Averag 65% 70% y Income in 1 100.0%	10.8% 6.6% 66% 69% 989 100.0%	12.0% 99% 93% 100.0%	14.7% 100% 100% 100.0% 7.7% 20.4%
\$50,000 to \$74,999 \$75,000 or more Median income Mean income Families: % Distribution Under \$10,000 \$10,000 to \$24,999 \$25,000 to \$49,999	9.3% 5.6% % 0, 69% 66% Famil 100.0% 1.2% 41.4% 39.0%	11.3% 7.0% 55% 70% y Income in 1 100.0% 9.7% 26.3% 39.0%	10.8% 6.6% 66% 69% 989 100.0% 7.6% 30.0% 39.0%	12.0% 99% 93% 100.0% 5.7% 19.8% 37.8%	14.7% 100% 100% 100.0% 7.7% 20.4% 33.5%
\$50,000 to \$74,999 \$75,000 or more  Median income  Mean income  Families: % Distribution  Under \$10,000  \$10,000 to \$24,999  \$25,000 to \$49,999  \$50,000 to \$74,999	9.3% 5.6% % o 69% 66% Famil 100.0% 1.2% 41.4% 39.0% 12.4%	11.3% 7.0% (State Averag 65% 70% y Income In 1 100.0% 9.7% 26.3% 39.0% 15.9%	10.8% 6.6% 66% 69% 989 100.0% 7.6% 30.0% 39.0% 15.0%	12.0% 99% 93% 100.0% 5.7% 19.8% 37.8% 22.6%	14.7% 100% 100% 100.0% 7.7% 20.4% 33.5% 21.0%
\$50,000 to \$74,999 \$75,000 or more Median income Mean income Families: % Distribution Under \$10,000 \$10,000 to \$24,999 \$25,000 to \$49,999	9.3% 5.6% % 0 69% 66% Famil 100.0% 1.2% 41.4% 39.0% 12.4% 6.0%	11.3% 7.0% State Averag 65% 70% y Income in 1 100.0% 9.7% 26.3% 39.0% 15.9% 9.2%	10.8% 6.6% 66% 69% 989 100.0% 7.6% 30.0% 39.0% 15.0% 8.4%	12.0% 99% 93% 100.0% 5.7% 19.8% 37.8%	14.7% 100% 100% 100.0% 7.7% 20.4%
\$50,000 to \$74,999 \$75,000 or more Median income Mean income Familles: % Distribution Under \$10,000 \$10,000 to \$24,999 \$25,000 to \$49,999 \$50,000 to \$74,999 \$75,000 or more	9.3% 5.6% % o 69% 66% Famil 100.0% 1.2% 41.4% 39.0% 12.4% 6.0%	11.3% 7.0% 7 State Averag 65% 70%  y Income in 1 100.0% 9.7% 26.3% 39.0% 15.9% 9.2%	10.8% 6.6% 66% 69% 989 100.0% 7.6% 30.0% 39.0% 15.0% 8.4%	12.0% 99% 93% 100.0% 5.7% 19.8% 37.8% 22.6% 14.1%	14.7% 100% 100.0% 100.0% 7.7% 20.4% 33.5% 21.0%
\$50,000 to \$74,999 \$75,000 or more  Median income  Mean income  Families: % Distribution  Under \$10,000  \$10,000 to \$24,999  \$25,000 to \$49,999  \$50,000 to \$74,999	9.3% 5.6% % 0 69% 66% Famil 100.0% 1.2% 41.4% 39.0% 12.4% 6.0%	11.3% 7.0% State Averag 65% 70% y Income in 1 100.0% 9.7% 26.3% 39.0% 15.9% 9.2%	10.8% 6.6% 66% 69% 989 100.0% 7.6% 30.0% 39.0% 15.0% 8.4%	12.0% 99% 93% 100.0% 5.7% 19.8% 37.8% 22.6%	14.7% 100% 100% 100.0% 7.7% 20.4% 33.5% 21.0%

Under \$10,000 41.9% 53.9% 50.8% 23.5% 20.2% \$10,000 to \$24,999 27.6% 39.0% 36.1% 34.6% 27.5% \$25,000 to \$49,999 23.8% 5.5% 10.1% 27.8% 31.5% \$50,000 to \$74,999 1.9% 0.5% 8.1% 12.3% 1.6% \$75,000 or more 4.8% 2.4% 6.0% 8.5% % of State Average Median income 62% 25% 34% 82% 100% Mean income 59% 37% 42% 82% 100%

100.0% 100.0% 100.0%

100.0%

100.0%

Source: 1990 Census of Population and Housing: STF3's

Indl's & Non-fam. Hshids: % Dist.

Table 3-17
SIERRA COUNTY 1990
INCOMES BY AFFORDABILITY CATEGORY

	Very Low Income 0-\$8489	Other Low Income \$8490-\$13,499	Moderate \$3500-18,899	Above Moderate \$18,999 +	Total
Loyalton Bal. of County (unincorp)	90 (25.1%) 334 (30%)	47 (13%) 178 (16%)	58 (16%) 222 (20%)	166 (45.9%) 378 (34%)	362 (100% 1,112 (100%)
Totals	425 (28.8%)	225 (15.2%)	544 (37%)	544 (37%)	1,474 (100%)

SOURCE: SEDD Regional HAP, April 1991.

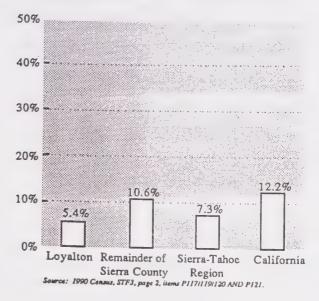
### **Poverty Level**

Of particular concern are families with incomes below the poverty level; 10.6% of the unincorporated population lives below the poverty level. This is less than the State average, but higher than the City of Loyalton as well as the region average (See Table 3-18).

Table 3-18
POVĒRTY LEVEL

	Persons below	the "Poverty	Level"		
Total	50	252	302	27,940	3,627,585
% of Total Population	5.4%	20.6%	9.1%	7.3%	12.2%
Total by Age	50	252	302	27.940	3.627.585
0 to 17	20	47	67	9,327	1,380,275
18 to 64	18	121	139	15,588	2,018,869
65 or older	12	84	96	3,025	228,441
Total by Poverty Ratio	50	252	302	27,940	3.627.585
Under .50	7	141	148	11,012	1,501,127
.50 to .74	9	48	57	6,466	877,213
.75 to .99	34	63	97	10,462	1,249,245

Chart 3-9
PERSONS BELOW THE "POVERTY LEVEL"



Employment / Unemployment

The unemployment rate in Sierra County from 1989-1992 ranged from 9.3% to 14.4%. At 14.4% 250 people were unemployed county wide (See Table 3-20). This is a significantly higher rate than surrounding counties.

Table 3-19
CALENDAR YEAR UNEMPLOYMENT RATES

County	1989	1990	1991	1992
El Dorado	4.3%	4.3%	6.2%	9.4%
Nevada	5.5%	5.5%	7.5%	9.9%
Placer	4.6%	4.8%	7.0%	8.3%
Sierra	9.3%	10.1%	10.4%	14.4%

NOTE: Can be updated yearly in February with SEDD report, 823-4703.

SOURCE: California Employment Development Dept in SEDD Overall Economic Development Program, 1992



## Table 3-20 CIVILIAN LABOR FORCE EMPLOYMENT AND UNEMPLOYMENT

	EMPLOY	MENI AND	UNEMPLO	TIMEIAI	NAME TATABAN
EL DORADO COUN	TY	<u>1989</u>	1990	1991	PRELIMINARY YEARLY AVERAGES 1992
Civilian Labor	Force _{I/}	65,700 62,900 2,800	66,500 63,600 2,900	67,000 62,825 4,175	70,990 65,460 5,530
Unemployment Unemployment	Rate _{2/}	4.3*	4.8%	6.2%	7.8%
NEVADA COUNTY					
Civilian Labor Employment Unemployment		32,600 30,800 1,800	32,250 30,475 1,775	33,225 30,725 2,500	
Unemployment		5.5%	5.5%		*
PLACER COUNTY					
Civilian Labor Employment Unemployment Unemployment	<u>:</u>	79,200 75,600 3,600 4.6%	80,300 76,500 3,800 4.8%	5,700	78,680 7,660
SIERRA COUNTY					
Civilian Labor Employment Unemployment		1,725 1,575 150	1,700 1,525 175	1,50	0 1,568
Unemployment		9.3%	10.1%	10.4	.8 10.98
SEDD TOTAL					
Civilian Labo Employmnet Unemploymen Unemploymen	t	179,225 170,875 8,350 4.7%	180,750 172,100 8,650 4.8%	170,60	179,143 16,771

#### March 1990 Benchmark

- Labor force by place of residence. Employment includes persons involved in labor management trade disputes.
- The unemployment rate is computed from unrounded data; therefore, it may differ from rates developed by using rounded data in this table.
- Projections developed by SEDD, based on preliminary employment reports.

SOURCE; California Employment Development Department

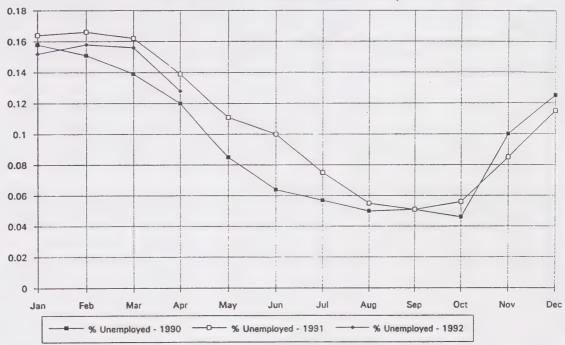
NOTE: Can be updated yearly in February with SEDD report, 823-4703.

SOURCE: SEDD, 1992

Seasonal rates vary greatly, however, from as low as 5% in the summer to 16% in mid-winter (See Figure 3-18).

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Figure 3-18
SIERRA COUNTY UNEMPLOYMENT 1990, 1991 AND 1992



NOTE: Can be updated yearly with SEDD report, 823-4703.

SOURCE: SEDD, 1992

However, high unemployment rates and the seasonal nature of employment are not new to Sierra County. In fact, the employed work force has increased in the county over the past decade (1981-1991) by 11.8% (See Table 3-21), the county wide population growth rate over this period was 9.3% (see Table 3-1).

Table 3-21
ANNUAL AVERAGE WAGE AND SALARY EMPLOYMENT SIERRA COUNTY

		1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991 1992
Total, All Industries Agriculture/ Forestry/Fisheries	1/	850 25	<b>72</b> 5	<b>7</b> 75	750 25	775 25	800 25	775 0	825 0	925 0	950 0	950 0
Total Nonagriculture		825	725	750	750	775	775	775	825	925	950	950
Retail & Wholesale Trade Services		100 75	100 75	100 <b>7</b> 5	100 75	100 75	100 100	. <b>7</b> 5	75 100	75 125	100 125	100 125
Government	2/	425	400	400	400	400	<b>3</b> 75	400	400	450	475	500
Manufacturing Other Nonagriculture	<u>3</u> /	225	150	200	200	200	225	200	225	<b>27</b> 5	<b>25</b> 0	25

^{1/} Employment reported by place of work. Does not include proprietors, the self-employed, unpaid volunteers or family workers, private household workers and persons involved in labor-management disputes. Detail may not add to totals due to independent rounding. 2/ Includes all civilian employees of federal, state, and local governments, regardless of activity in which the employee is engaged.

3/ Manufacturing was included in Other Nonagriculture until 1991.

NOTE: Can be updated yearly with SEDD report, 823-4703.

SOURCE: California State Employment Department, March 1990 Benchmark

The Economic Element has the goal of a "saving wage" for all employable residents and an annual unemployment rate on par with the State. The programs in the Economic Element call, in particular for retention of existing industries, particularly the Sierra Pacific Mill – the County's single largest employer with 160 employees, mining, agriculture, and timber industry employment. Emphasis is placed on encouraging tourism by enhancing existing businesses and diversification of the economy. It is noted that as of 1991 only approximately 50 new jobs would reduce the unemployment rate to the low 7.5% range; the State average for 1990-91. This has increased to approximately 125 new jobs needed in 1992.

#### Housing Affordability

Housing is inexpensive for the region, however, 19.2% of the households in the unincorporated County area are overpaying for housing (See Figure 3-19, Table 3-22). In the unincorporated area, 17.7% of households in owner occupied units are overpaying for their housing. 20% of all rental households in the unincorporated area are overpaying for housing, 18.8% countywide. Approximately 10% of all very low and lower income households in the unincorporated area are overpaying for housing (based on Table 3-22 using extrapolation); 21.9% of households renting are overpaying for their housing.

Figure 3-19
OVERPAYING FOR HOUSING
Households that Pay More than
30% of Their Income for Housing

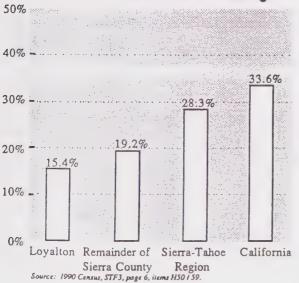


Table 3-22
OVERPAYING FOR HOUSING

Total	53	190	243	40.463	
% of Total Households	15.4%	19.2%	18.2%	40,463	
Owner Occupied Housing	40_	118	158	22.649	
Less than \$10,000	12	52	64	2,976	
\$10,000 to \$19,999	20	16	36	3.413	
\$20,000 to \$29,999	8	27	3.5	6.672	
\$35,000 to \$49,999		7	7	5,465	
\$50,000 or More		16	16	4,123	
Renter Occupied Housing	12	72	85	17.814	
Less than \$10,000	3	27	30	5.477	
\$10,000 to \$19,999	10	40	50	7,260	
\$20,000 to \$29,999		5	5	4,489	
\$35,000 to \$49,999				530	
\$50,000 or More	900 900			58	

#### Overcrowding

One way for households to cut housing and utility costs is by adding members to the household. In Sierra County, overcrowded housing has not become a particular problem. Only 4.7% of the housing units in the unincorporated area are considered overcrowded (over 1.01 persons per room – not including kitchen and bathrooms). (See Table 3-23 and Figure 3-20)

Figure 3-20
OVERCROWDED HOUSEHOLDS
More than 1.0 persons per Room

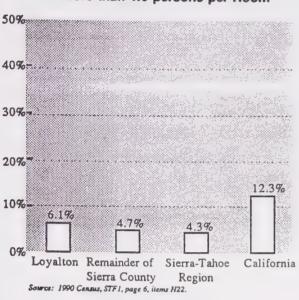


Table 3-23
OVERCROWDED HOUSEHOLDS

liems	Loyalton	Remainder	Sierra	Sierra	į.
		of County	County	Tahoe	CALIF
				Region	
Household	ds with Overcrowd	ling More th	an 1.0 Person	s per Room	
Total	21	47	68	6,156	1,2
% of Total Households	6.1%	4.7%	5.2%	4.3%	
Owner Occupied Housing	12	31	43	2.601	
1.01 to 1.50	9	22	31	1,744	
1.51 to 2.00	3	8	11	627	1
2.01 or More		1	1	230	
Renter Occupied Housing	2	16	25	3,555	1
1.01 to 1.50	8 6	13	19	1,961	3
1.51 to 2.00	2	2	4	1,058	1
2.01 or More	<b>1</b>	1	2	536	2

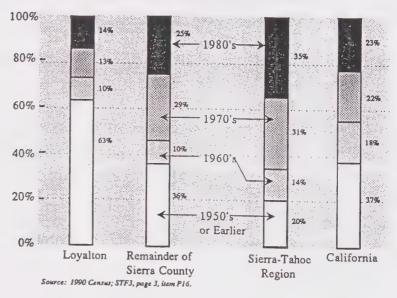
#### **Vacancy Rates**

In 1990, the county wide vacancy rate was 38.4%; 43.9% in the unincorporated area. This is due to the high number of second homes in the County. The highest vacancy rates are in the Highway 89 corridor, Highway 49 corridor, and the Southwest Sector – all in the 50% range. Vacancy rates in the Verdi area and the Loyalton area are much lower (27.3% and 17.5% respectively). (See Table 3-24 and Figure 3-21)

## Housing Condition

The condition of the County's housing stock is a function of its age and how well the units have been maintained over the years. In the unincorporated area, the median construction date of housing is 1975; 64% of all housing units in the unincorporated have been built since 1960 (See Table 3-25 and Chart 3-10).

Chart 3-10
HOUSING: YEAR STRUCTURE BUILT

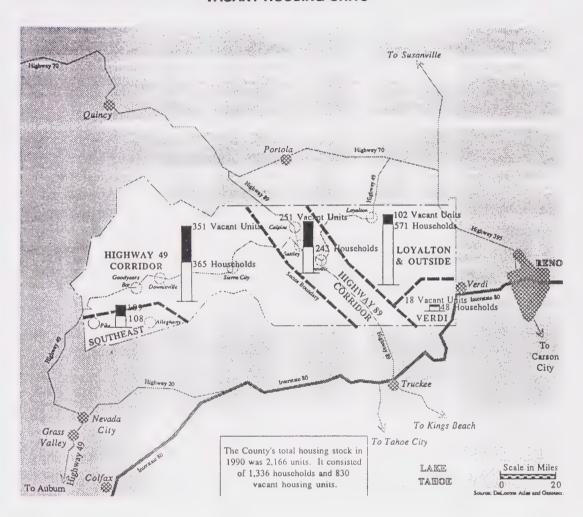


Downieville, Calpine, and Sierra City have the greatest numbers of housing units needing a moderate or greater level of repairs. Forest and Alleghany have the greatest percentage of units in the substantial need or above categories.

The Plumas County Community Development Commission study of Alleghany, Forest, and Goodyear's Bar recommended a focused housing rehabilitation program with a goal of 20 units in this area. A similar program would be appropriate for the other communities, with the exception of Verdi. At a minimum, all of the substantial need and dilapidated unit count should be targeted: 57 units in the unincorporated County community areas.

### SIERRA COUNTY GENERAL P·L·A·N

## FIGURE 3-21 VACANT HOUSING UNITS



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## Table 3-24 POPULATION, HOUSING STOCK, HOUSEHOLDS & VACANT UNITS

Onness Designated Areas	Population	Housing Units	Households	Vacant Hisng, Units
	NUMBER	RS		
COUNTY TOTALS	3.318	2.166	1.315	831
City of Loyalton	931	398	344	54
Unincorporated	2,387	1,768	991	רכד
Loyalton: City & Outside	1,498	<u> </u>	571.	102
City of Loyalton	931	398	344	54
Loyalton Outside	567	275	227	48
Verdi	143	66	48	18
Highway 89 Corridor	567	494	243	251
Ilighway 49 Corridor	843	716	365	351
Southwest Sector	267	217	108	109
	<b>*</b>			•
	% OF ITI	EM		
COUNTY TOTALS	100.0%	100.0%	100.0%	100.0%
City of Loyalton	28.1%	18.4%	25.8%	6.5%
Unincorporated	71.9%	81.6%	74.2%	93.5%
Loyalton: City & Outside	45.1%	31.1%	42.8%	12.3%
City	28.1%	18.4%	25.8%	6.5%
Outside	17.1%	12.7%	17.0%	5.8%
Verdl	4.3%	3.0%	3.6%	2.2%
Highway 89 Corridor	17.1%	22.8%	18.2%	30.2%
Highway 49 Corridor	25.4%	33.1%	27.3%	42.2%
Southwest Sector	8.0%	10.0%	8.1%	13.1%
	1			
	<b>*</b>			MEDIAN
AVERAGE	HOUSEHOLD SIZE	VAC	ANCY RATES	VALUE
COUNTY TOTALS	2.49		38.4%	586,400
City of Loyalton	2.71		13.6%	\$59,700
Unincorporated	2.41		43.9%	\$92,700
Loyalton: City & Outside	2.62		15.2%	\$76,100
City	2.71		13.6%	\$59,700
Outside	2.50		17.5%	\$108,500
Verdl	2.98		27.3%	\$218,200
Highway 89 Corridor	2.33		50.8%	\$80,700
Highway 49 Carridor	2.31		49.0%	\$91,000
	555			

Source: Tables 3, 5, 6 and 7.

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A Housing Condition Survey was prepared by the Sierra County Building Department in Spring, 1992. The results are shown below.

Table 3-25
1992 HOUSING CONDITION SURVEY

	Sound	Minor	Moderate	Sub stantial	Dilapi- dated	Survey Total
Downieville	92	16	56	9	1	174
Sierra City	110	7	60	5	8	190
Calpine	24	4	40	1	2	71
Sierraville	19	1	50	0	0	70
Verdi	59	1	0	0	0	60
Sattley	2	4	9	2	2	19
Pike	22	0	0	4	0	26
Alleghany	4	9	8	11	2	34
Goodyear's Bar	16	5	4	1	2	28
Forest	0	1	2	6	1	10
TOTAL	348	48	229	39	18	682

#### **Energy Costs**

Utilities are another major cost which add to basic housing costs. Space heating and water heating are the two major utility costs faced by renters and homeowners. Because of the rural nature of the county, electricity, propane, wood, and oil are the main energy sources. Wood is the single largest source of space heat (61% of all households use wood as the main heating source). Wood is plentiful and inexpensive throughout the County but many residents still rely on more costly forms of energy for a number of reasons: personal preference, lack of wood gathering equipment, or lack of a wood burning stove. Most households rely on electricity for water heating.

Table 3-26
HOUSING HEATING FUEL

		Sierra County
Utility Gas	0	900
Bottled, Tank, LP as	224	16.8%
Electricity	200	15.0%
Fuel Oil, Kerosene	89	6.7%
Coal, Coke	0	0.40
Wood	812	60.8%
Solar Energy	0	do-res
Other Fuel	11	.8%
No Fuel	0	00

SOURCE: 1990 U.S. Census H-30.

In 1989, the Plumas-Sierra Rural Electric Company estimated an average electric bill for a family of four to be \$80 per month, which totals 4.1% of the 1990 median household income. The relatively large number of older homes and the harsh winter climate combine to drive the costs of energy up. According to Sierra Pacific Power research studies, energy conservation activities which focus on reducing outside air infiltration through windows, doors and walls can account for 25-39 percent of heating costs. The most effective weatherization activities include caulking, weather stripping of windows and doors, installing gaskets behind switch plates, replacing broken window panes, rehabilitation of window frames and sashes, building and installing storm windows and adding wall or ceiling insulation. Potential savings due to reduced heating costs may range from 25 to 50 percent depending upon the extent of weatherization activities.

The County is served by three different utility companies: Sierra Pacific Power in the City of Loyalton, Pacific Gas and Electric in Downieville, and Plumas-Sierra Rural Electric Cooperative serving the Sierra Valley. PG&E has recently conducted an insulation program for lower income homeowners. Sierra Pacific Power Company has a weatherization loan program available which provides loans to residential, electric heat customers for weatherization materials. In addition, Pacific Gas and Electric as well as Sierra Pacific Power Company make available literature on energy savings. PG&E has estimated that the 1986 weatherization program reached 500 homes in Downieville and Sierra City. PG&E's weatherization program targets cities now, and not necessarily individuals. They are working in Nevada County presently. They completed their programs in Downieville and Sierra City in 1986 but still offer individual programs for applicants who meet income criteria. Sierra Pacific Power Company serves only the City of Loyalton and Portola, no unincorporated areas.

The Plumas-Sierra Rural Electric Cooperative serves the outskirts of Loyalton, the communities of Calpine, Sattley, Sierraville, Beckworth) and the Scott Road area of Highway 89. They presently do not have a weatherization program.

Weatherization programs continue in Sierra County largely through the work of the Plumas County Community Development Commission which receives yearly grants and plans to continue this service.

## Commute Patterns

Jobs commuting costs also increase household energy expenditures and decrease income available for housing costs. 13.8% of all County residents commute to jobs outside the county or state, a relatively low number compared to nearby counties (see Table 3-27).

## Table 3-27

EL DORADO COUNTY	EMPLOYMI	Table 3-27 ENT COMMUTE PA	ATTERNS	
	198	30°	198	89**
Employed in Own County Employed Outside County Employed Outside State Unemployed Unknown	20,595 7,143 5,043 3,999 5,530	48.7% 16.9% 11.9% 9.5% 13.1%	29,000 19,425 6,000 2,800 8,475	44.1% 29.6% 9.1% 4.3% 12.9%
TOTAL LABOR FORCE	42,310		65,700	
NEVADA COUNTY				
Employed in Own County Employed Outside County Employed Outside State Unemployed Unknown	12,476 2,790 572 2,076 3,832	57.4% 12.8% 2.6% 9.5% 17.6%	19,560 4,560 975 1,800 5,705	60.0% 14.0% 3.0% 5.5% 17.5%
TOTAL LABOR FORCE	21,746		32,600	
PLACER COUNTY		·		
Employed in Own County Employed Outside County Employed Outside State Unemployed Unknown	26,636 15,374 1,079 4,867 6,055	49.3% 28.5% 2.0% 9.0% 11.2%	42,500 22,620 1,580 3,600 8,900	53.7% 28.6% 2.0% 4.5% 11.2%
TOTAL LABOR FORCE	54,011		79,200	
SIERRA COUNTY				
Employed in Own County Employed Outside County Employed Outside State Unemployed Unknown TOTAL LABOR FORCE	752 78 119 168 312	52.6% 5.5% 8.3% 11.8% 21.8%	915 125 175 160 350	53.0% 7.2% 10.1% 9.3% 20.3%
OTAL EABOR FORCE	1,429		1,725	

^{*} Information Taken From 1980 Census Data

SOURCE: SEDD, 1991

^{••} SEDD Estimates Based on 1980 Census and EDD Labor Force Statistics

#### CONSTRAINTS TO HOUSING DEVELOPMENT

In planning for the provision of housing, constraints to housing development must be recognized. Many of these constraints cannot be overcome by local government particularly those related to the condition of the national economy, but others can be addressed.

#### Non-Governmental Constraints

The cost of housing is influenced by a number of factors including cost of land, construction materials, labor, financing, marketing, and property taxes.

The components of the cost of an average new home in Sierra County follow:

Table 3-28
AVERAGE NEW HOME CONSTRUCTION COSTS

\$18,000
4,000
3,000
25,000
4,051
90,000
7,143

\$126,194

SOURCE: Ed Carrier, Realtor.

The average existing home in Sierra County is valued at under \$100,000 (See Figure 3-14).

Added to these costs are the financing costs carried by the homeowner or passed on to the renter. In the recent past, high interest rates on mortgage and construction loans were a key constraint to housing development and affordability. More recently, low interest rates have reduced this constraint.

Within the County, only 1 bank offers home loans. Interest rates are comparable to those at Sacramento banks. There do not appear to be any mortgage deficient areas of the County. The existing County is relatively homogeneous in housing size and type, as well as ethnic makeup and as a result even inadvertent "redlining" would not be expected.

The local bank, Placer Savings and Loan, offers three programs for low and moderate income home buyers; one program allows for no down payment, the other two programs require only a 5% downpayment. Four person families with an income under \$35,000 can utilize these programs. According to loan officer, Larry Vickers, the small number of home loans yearly (approximately 10 in 1991) is not due to lack of financing availability but limited housing on the market. Mr. Vickers noted that eastern Sierra County housing is a seller's market of late because of the constrained supply. Even vacation homes do not often come on the market probably because the amount of equity in them keeps holding costs down to the owners. In addition, when these homes do become available, they are usually out of the price range of the average Sierra County household.

It is difficult for the County to influence the reduction of any of these cost components to housing development. However, appropriate programs <u>could</u> include:

- Assistance in obtaining grants to upgrade community water systems and other infrastructure;
- Publicize the availability of the of the Section 502 loan program;
- Making residents and State programs to assist low and moderate income home buyers as they become available;
- Matching federal and State programs with developers and providing grant application assistance;
- The Plumas County Community Development Commission should continue to be used for assistance in these areas.

## Governmental Constraints

Local governmental constraints to housing include land use regulation, infrastructure provision, permit processing time, and whether or not available federal and State programs are utilized or available. The biggest constraint to housing supply in Sierra County is the lack of privately owned land (75% of the County is publicly owned) and the constrained nature of undeveloped private lands – proximity to streams, steep slopes, septic constraints, water supply constraints, etc. One solution to this problem that has been suggested in the past is active County participation in land exchanges. In addition, County owned land could be used for housing development; one

possibility that has been mentioned in the past is the County yard land in the Goodyear's Bar area. A land exchange proposed by the County in the Goodyear's Bar area is underway.

#### **Land Use Regulation**

Land use regulations include general plan policies and land use designations, subdivision and zoning regulations and building codes. In Sierra County, these land use regulations are generally not a constraint to development. They are not more restrictive than those in surrounding jurisdictions.

For example, only one off-street parking space is required for each dwelling in R-1 (1/2 acre minimum lot size) R-2 (8 du/ac maximum), and R-3 (8-12 du/acre) districts. Covered parking is not required. Fairly small lots undeveloped lots still exist in these districts, as low as, 10,000 square feet. However, future lots in Community Core areas will be limited to one-half acre parcel sizes in order to ensure adequate area for septic system repair. There are no public sewer systems in unincorporated Sierra County. Yard set-backs are fairly standard:

Front yard 20 feet
Side yard 5 feet
Rear yard 20-25 feet

No maximum lot coverage is specified

Average processing time is not lengthy. Building permits take approximately 4-6 weeks to process. Minor subdivisions take approximately 3-6 months in processing time. The Building Department is located within the Planning Department office, resulting in a "one-step" process.

Sierra County housing construction related fees are similar to those in surrounding counties. The table below illustrates the approximate cost of permit and mitigation fees to construct a 1500 square foot single-family house in each of the four counties. These figures are presented for comparison purposes and actual permit costs may vary slightly due to the presence of county service areas and/or special assessment districts established in different parts of each county. Sierra County's permit/mitigation fees do not appear to be a constraint on development.

Table 3-29
PERMIT/MITIGATION FEE COMPARISON

		Nevada	Plumas	Lassen	Sierra
		County	County	County	County
Permit		\$469.77	\$528.00	\$496.00	\$1,526.00
Plan check		196.50	342.00	322.00	
Schools		2,475.00	2,475.00	2,475.00	2,475.00
Fire		675.00	675.00	810.00	(Included)
Septic	P&M	170.00	100.00	78.00	(Included)
	Permit	170.00			,
Well		170.00	100.00	8.00	(included)
Seismic		15.00		term or	
<b>Electrical Inspection</b>		***		78.00	
County Road Encroa	chment	***			50.00
Total Costs		\$4.311.27	\$4,220.00	\$4.267.00	\$4.051.00

SOURCE: Nevada, Plumas, Lassen & Sierra Co. Bldg Depts.

Manufactured homes are another recognized means of providing affordable housing. There is no mobile home park zoning district in the County Zoning Ordinance. However, a mobile home park could be created using the PD Zone overlay. In addition, manufactured/mobile homes are allowed in all other residential zoning districts throughout the county as required by State law implemented by a special mobile home ordinance. Special requirements in this ordinance are not overly restrictive; siding and roofing must be non-reflective, garage siding must match that of the home, and roof pitch and overhang are specified. However, it should be noted that snow load limits in the County necessitate the use of more expensive, snow load engineered manufactured homes. Between 1985 and 1990, an average of four mobile homes/year were located in the County, 12.2% of the total number of housing units built during this period.

Other recognized cost reducing techniques are allowed in Sierra County including the use of rolled curbs or <u>no</u> curbs, carports rather than garages and use of the Uniform Building Code. No local revisions have been made to the UBC or other State standards.

Road standards are determined on a case-by-case basis consistent with CDF Fire Safe Standards. As a result, there is adequate opportunity to utilize what would be considered "alternative" cost cutting standards in urban communities. It would be appropriate to formalize this process in housing policy.

"Granny flats" and second units for the non-elderly are specifically provided for by ordinance; 6-8 of these type units have been developed over 1991 and 1992 (Griffith, personal communication, August 1992). An average of 5

units/year of this type are expected in the future. Building code enforcement is done routinely, inspection needs are identified by building inspector windshield survey. Inspection procedures under new codes can unduly penalize older buildings; however this has not been a problem in Sierra County since inspections generally center around gross violations and safety concerns identifiable via windshield surveys. However, it would be appropriate for the Building Department to utilize standards in place when structures were built if safety will not be compromised.

## Infrastructure Provision

Most of the unincorporated area is served by individual water and septic systems. All unincorporated areas utilize septic systems with the exception of the Sierra Valley Senior Citizens complex. The poor suitability of soils for septic systems throughout much of the County represents one of the greatest constraints to housing development. The small populations of the existing compact communities and the low density of housing elsewhere makes the development of sewage treatment plants infeasible. Engineered "alternative" septic system designs are not allowed except on existing lots in the County. (The State provides a Health Officer to oversee environmental health in the County and as a result State regulations are used.)

A number of community water systems are at or near capacity, a further limitation.

Specific sewer/water concerns (and opportunities) in individual communities are discussed below:

- Alleghany Forest. A number of septic systems have failed in recent years. In Alleghany, numerous water systems have resulted in water quality problems. A grant has been applied for to create one coordinated system to solve this problem.
- Goodyear's Bar. Development is constrained by the lack of a public water system. The small private water system is at capacity though water rights are available..
- Downieville. Septic system failures are common. The public water system has capacity to accommodate additional growth.
- Sierra City. One of Sierra City's nine private water systems is under a State Department of Health Services hook-up moratorium due to non-compliance with State regulations. This affects a significant number of buildable lots.
- Calpine's public water system has limited capacity.
- Sattley is experiencing no water or septic problems.

- Sierraville. A high water table results in occasional septic system failures. The public water system was recently upgraded and has additional capacity.
- Verdi. Water supply may become a growth limiting factor in the future.

A number of options are available to reduce the sewer and water system limitation to housing development in the county including:

- Continue to seek grants to construct and upgrade public water systems.
- Allow engineered alternative septic system designs for housing constructed affordable to very low, low, and moderate income households.

#### **Use of Federal and State Programs**

There are a number of State and federal housing assistance programs available. (See list at end of Housing Element policies.) In general, these types of subsidies are the only way a significant amount of housing can be made affordable to households in the very low and low income categories. The market cannot provide new units in these rent categories (up to \$337/month). Funding is often not consistent under some of these programs. In addition, processing applications for the funds can be difficult. All of these factors create constraints to providing for affordable housing through these programs. The County is more likely to receive these funds if it participates in efforts by the Plumas County Community Development Commission to acquire grants and loans. The county has a joint powers agreement with the Commission. Each program the Commission applies for and carries out for the County is defined through individual contract addenda. In recent years, the Commission has grants or other funding or administered the following programs:

- Housing Condition Survey for Alleghany, Forest, Goodyear's Bar (via a Rural Development Assistance Program Grant)
- Department of Energy Weatherization Program
- Administration of the Lassen, Sierra, Plumas, Community Action Council, and clearinghouse for distributing various State funds received.

John Sheehan, Director of the Commission, feels that the greatest opportunity for Sierra County relative to accessing State and federal programs would be the use of additional Farmers Home Section 502 loans. These are direct loans to very low and low income households to build, buy, or repair homes. Interest can be as low as 1%. A bank or mortgage broker is the intermediary.

The only housing units subsidized by federal or State programs in the unincorporated County are a number of Section 8 subsidized single-family homes in the Pike area and a number of homes which were purchased with Section 502 loans outside of Loyalton.

#### **FUTURE HOUSING NEEDS**

#### **Total Need**

As required by the State, the Sierra Economic Development District has prepared a Housing Allocation Plan for all jurisdictions within its area (Placer, El Dorado, Sierra, and Nevada Counties) in recognition of the need to distribute housing types fairly throughout the counties. The percentage of households in each income category mirrors the existing percentages in the unincorporated area. A need is seen for approximately 5 units/year affordable to very low and low income households and 2 units/year affordable to moderate income households through 1997. Total housing construction need of approximately 11 units/year is estimated by SEDD (See Table 3-30). Countywide, between 1987 and 1991, an average of 18 residential building permits per year were issued, thus the total need appears achievable. It will be more difficult to ensure their affordability to very low, low, and moderate income households.

# Table 3-30 SIERRA COUNTY HOUSING ALLOCATION PLAN 1990-1997

#### 1997 FAIR SHARE HOUSEHOLD PROJECTIONS

	VERY LOW	OTHER LOW	MODERATE	ABOVE MOD.	TOTAL
HCD Housing Goals	32%	12%	21%	35%	100%
Loyalton	108	41	71	173	393
Balance of County	399	149	261	382	1,191
TOTAL	507	190	332	555	1,584
ASSUMPTION:	Average annual co	ounty growth rate of	f 1.0%		

1990 - 1997 FAIR SHARE NEEDS ALLOCATION

	VERY LOW	OTHER LOW	MODERATE	ABOVE MOD.	TOTAL
Loyalton	8	3	6	14	31
Balance of County	28	10	16	25	79
TOTAL	36	13	22	39	110

^{*} Source: Department of Finance "Population and Housing Estimates" for January 1990; Income Group Estimates based on 1980 Census

Notes	Incomes	Monthly Affordab Housing Cost ⁶	le Home Sales Price ⁶	
Very Low income ¹	\$0-8489	to \$212	to \$25,500	¹ 0-50% of area medial family of 4 income
Other Low Income ²	\$8490-13,499	to \$337	to \$40,500	² 51-80% of area median family of 4 income
Moderate Income ³	\$13,500-18,899	to \$472	to \$56,697	³ 81-120% of area median family of 4 income
Above Moderate ⁴	\$18,900 to			4+121% of area median family of 4 income 530% of gross income 3x gross income

#### ADEQUATE SITES STRATEGY

The following chart outlines the total amount of vacant acreage in the proposed Plan designated in the two housing densities which are expected to provide for housing affordable to moderate, low, and very low income households. It also shows the amount of land which is currently served by public water or could readily be served by public water.

It is assumed that the R-1/2 designation will provide for moderate income groups as well as a number of very low and low income households via Section 502 or Self-Help Housing Programs, the MUR designation will provide for the very low and low income groups via implementing duplex and multi-family zoning.

These strategies for adequate sites are included in the Quantified Objectives table.

Table 3-31 tabulates all land designated for densities which are expected to provide for low, very low, and moderate income affordable housing.

Table 3-31
ADEQUATE SITES FOR VERY LOW, LOW, MODERATE INCOME HOUSING

	R-1/2 (2d Vacant Acres <u>2</u> /	lu/ac allowed) Potential New Units <u>1</u> /	MUR (8-12 du Vacant Acres <u>2</u> /	u/ac allowed) Potent. New Units <u>1</u> /
Southwest Sector				
Alleghany	1.3	10	0.89	14
Forest	0	0	0	0
Pike	0	0	0	0
Highway 49 Sector				
Goodyear's Bar	11.91	25	0	0
Downieville	9.34	42	0	49
Sierra City	86.2	257	3.91	<b>7</b> 7
Highway 89 Sector	:			
Calpine	10.3	46	1.15	132
Sattley	1.01	12	0	0
Sierraville	82.6	192	0	0
Outside Loyalton (Unincorporated Area)	8.72	17	16.35	193
Verdi Area	0	0	0	0
TOTALS	200.35	341	22.28	402

^{1/} Maximum potential density is shown though constraints may not allow. Also, both R-2 and R-3 zoning are consistent with this designation. Source: Buildout Calculation Tables. Includes units on partially developed parcels with additional development potential which is extensive in many cases.

 $[\]underline{2}$ / Only completely vacant land is shown here. Thus, this column cannot be multiplied by density factors to result in total potential units. Unit calculations were done on a case-by-case evaluation. This column is provided as an inventory of vacant land which could most readily be developed without the constraint of already existing development on site.

Potential Sites Immediately Available for Housing Table 3-32 tabulates land which is immediately available for low, very low, or moderate income housing for the following reasons:

- R-1/2 parcels which already exist or are in close proximity to water lines.
- MUR parcels which already exist and are in close proximity to water lines or are expected to utilize individual wells. All of these areas have solvable public facility constraints such as extension of water lines and addition of water storage, well provision, creation of septic systems. In the case of the Loyalton site, contribution to expansion of the sewage treatment plant would like be necessary but this is considered feasible.

The table shows that the 1997 target is provided for on the Land Use Maps with developable land. Partially developed lands designated for additional density makes up a significant portion of the potential for new dwelling units. These lands can be considered suitable for "redevelopment" though redevelopment sites and structures in the classic sense of the term do not exist in Sierra County. The Community Commercial designation also allows for mixed use but the potential for these units is not calculated into the Adequate Sites tables. A number of MUR and R-1/2 designated sites will need to be rezoned consistent with this Element and the Land Use Element.

It should be noted that upon adoption of the General Plan it will take approximately two years for a new Zoning Ordinance and map to be prepared. Until then, the General Plan Land Use Maps should be used as the basis for land use density decisions.

Table 3-32
MOST READILY AVAILABLE FOR VERY LOW, LOW, MODERATE INCOME HOUSING
(Available for 5-year Needs)

	R-1/2 (2 c Vacant Acres <u>2</u> /	du/ac allowed) Potential New Units <u>1</u> /	MUR (8-12 Vacant Acres <u>2</u> /	du/ac allowed Potential New Units <u>1</u>
Southwest Sector				
Alleghany	1.3	10	89	14
Forest	0	0	0	0
Pike	0	0	0	0
Highway 49 Sector				
Goodyear's Bar	1	3	0	0
Downieville	1.5	4	0	
Sierra City	12	30	3.11	71
Highway 89 Sector				
Calpine	10.3	46	1.15	82
Sattley	1.01	2	0	0
Sierraville	15	10	4.8	58
Outside Loyalton (Unincorporated Area)	0	0	8.33	9.7
TOTALS 1997 TARGET	42.8 ac	105 units 26 units	18.28 ac	371 units 28 units

^{1/} Maximum potential density is shown though constraints may not allow. Source: Buildout Calculation Tables, Land Use Element. Includes units on partially developed parcels with additional development potential which is extensive in many cases. 2/ Only completely vacant land is shown here. Thus, this column cannot be multiplied by density factors to result in total potential units. Unit calculations were done on a case-by-case evaluation. This column is provided as an inventory of vacant land which could most readily be developed without the constraint of already existing development on site.

Specific Quantified Objectives

The following quantified objectives outline more specifically how the County can work towards meeting housing needs.

# Table 3-33 QUANTIFIED OBJECTIVES FOR CREATION OF NEW HOUSING UNITS 1990-1997 (minimum # units)

1		l	ı	1	1 1	
General Plan Desig- nation	Proposed Consistent Zoning	Very Low ¹	Low ¹	Moderate ¹	Above Moderate	Total
R,RR AGF	RR,GF, A1				25	25
R-1/2	R-1	5	5	16		26
MUR	R-2	11	5			16
MUR	R3	12				12
MUR	R-2					
All Desig- nation	All Zones	15	10	10		35
		33	20	26	25	104
		28	10	16	25	79
	Plan Designation R,RR AGF R-1/2 MUR MUR MUR All Desig-	Plan Designation R,RR AGF AGF R-1/2 R-1 MUR R-2 MUR R-2 AII Designation AII Zones Nation	Plan Designation  R,RR RR,GF, A1  MUR R-2 11  MUR R-2 11  MUR R-2 All Designation  All Designation  All Zones 15	Plan Designation         Consistent Zoning         Very Low¹         Low¹           R,RR AGF         RR,GF, A1         A1         A1           V R-1/2         R-1         5         5           MUR         R-2         11         5           MUR         R3         12           MUR         R-2         15         10           All Designation         Zones         15         10	Plan Designation         Consistent Zoning         Very Low¹         Low¹         Moderate¹           R,RR AGF         RR,GF, A1         A1         A1         A1           V R-1/2         R-1         5         5         16           MUR         R-2         11         5         A1           MUR         R3         12         A1         A1           MUR         R-2         A1         A1         A1         A1           Designation         AII Zones         15         10         10           33         20         26         26	Plan   Designation   Zoning   Low   Low   Moderate   Above   Moderate   Above   Moderate   25

¹State and federal programs will need to be used to achieve affordability within these categories.

The quantified objectives rely mainly on new areas proposed for the multifamily land use designation and implementing R-2 and R-3 zoning. No multifamily units have been constructed in many years in the unincorporated County area. The objectives assume that 1 unit multi-family complex can be constructed over the next five years. This objective is implemented in Implementation Measure 2e calling for an FmHA Section 515 complex in the Downieville/Sierra City area of 10-25 units. Alternately, small lot or duplex subsidized units could meet this need and 16 of these types of units are targeted. These units would be more consistent with the character of Sierra County's existing communities than apartment type structures and implementation is expected to be more feasible because it would be in

keeping with the scale of development normally attempted by local developers. It is expected that it would be feasible, with subsidy, to create one or two small, individual unit subdivisions or housing courts affordable to very low income residents on R-2 or R-3 zoned land, using a PD overlay. A similar development at 8 du/acre is about to begin construction in Nevada City where land costs are much higher. A sweat equity system is being used with guidance from the Rural California Housing Corporation; units will be affordable to low and very low income households. This type of build-your-own home type program has great potential in Sierra County, where residents are skilled in construction.

In the case of the very low, low, and moderate income affordable units, it is expected that State or federal subsidy programs will be needed to provide this type of housing. The quantified objectives are intended to be used to ensure that adequate zoning is available and to guide the type of programs sought.

Rehabilitation and Conservation of Existing Housing In addition to the creation of new housing, the County's existing affordable older housing must be retained as discussed previously in this Element. Quantified objectives for programs recommended in this Element follow.

Table 3-34
TARGETS FOR REHABILITATION OF EXISTING HOUSING 1992-1997

	Very Low	Low	Moderate	Total
Weatherization	0	0	0	30-60
Rehabilitation	11 ¹	6 ¹	14 ¹	31
At Risk Housing	50			50
Replacement	5 ¹	3 ¹	7 ¹	15

¹ Same ratio as households in these income categories.

As discussed previously, use of the Plumas County Development Commission is the County's best opportunity to access State and federal programs to assist in these areas. In addition, an active code enforcement program would assisting presentation of the housing stock.

## RECENT CHANGES IN THE HOUSING ELEMENT LAW / POLICY IMPLICATIONS

A number of recent changes in Housing Element law require attention in this 1992 update:

- Chapter 1439, Statutes of 1990, prohibit local agencies from disapproving low- and moderate-income housing developments, or from conditioning project approval in a manner which would make the project infeasible for development, unless certain findings are made. A policy to this effect is recommended for inclusion into this updated Housing Element.
- 2. Chapter 842, Statutes of 1989, amended State density bonus law (Government Code Sections 65913.4, 65915, 65916, and 65917) by providing for additional local incentives for affordable housing units and strengthening income targeting requirements, among other changes. A policy has been included.
- 3. Sites for transitional housing must be identified.
- 4. Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving assisted housing developments in their housing elements by January 1, 1992. The following discussion is intended to meet this requirement:

#### At Risk Subsidized Housing

Government Code Section 65583 requires counties to adopt analysis and programs for preserving assisted housing elements by January 1, 1992. Critical to this is the identification of "at risk" subsidized housing - or assisted housing which may be in danger of reverting to market rate housing in the next ten years because the owner may wish to withdraw from its government subsidy program.

In Sierra County only one complex is federally subsidized – the Sierra Valley (Loyalton) Senior Citizen's Apartments. The HUD Subsidized Unit Inventory and Farmer's Home Administration have been consulted to determine the presence of other at-risk units as defined by the State. No others exist in unincorporated Sierra County.

It should be noted that the County has 16 Section 8 certificates and vouchers allocated and administered by the Nevada County Housing Development

Commission. A number of Section 502 loans have also been made in the County.

The Sierra Valley Senior Citizen's Apartments are not considered fully at risk because the Farmer's Home Section 515 program it is a part of requires continued affordability controls even if the project is sold. Farmer's Home will continue rent subsidies to ensure affordability. However, the complex is discussed here because there is some risk of subsidy loss. Though no request for pre-payment of the loan has been made by the owner, some interest has been expressed in the past.

#### Period of Analysis

The periods of analysis within this discussion are:

July 1, 1992 to June 1997 and July 1987 to June 2002

# Projects with Affordability Controls

Only one rental project in Sierra County below market rate rents due to government subsidies. The source for the inventory was the HUD MIDLIS and MIS databases. The County knows of no other subsidized units:

## Table 3-35 SIERRA VALLEY SENIOR APARTMENTS

Location	210 Hill Street Loyalton Owner: Frank Aiello Manager: CBM Group, Auburn Telephone: 823-2477
Program	Farmer's Home Section 515 Rural Rental Housing
Description	Built in 1979 50 Units 45 – 1 bedroom elderly units 5-2 bedroom elderly units Rents: \$307-\$427 but can be lowered based on income
Notice of Intent to Terminate Affordability be Filed?	No, but has been discussed in the past.

	Table 3-35(Cont.) SIERRA VALLEY SENIOR APARTMENTS				
Potential for loss of Affordability Controls	Owner could pre-pay the mortgage at any time, but units would need to stay in same affordability category.				
	1992 - 97 Minimal Risk 1997 - 2002 Minimal Risk				
Cost to Preserve vs cost to Replace Housing	Replace: \$2.5 million 1992 - 1997 Preserve: Approximately \$2 million, (as estimated by John Sheehan, Plumas County Community Develo. Commission) Replace: \$2.5 million 1997 to 2002 Preserve: Approximately \$2 million, (as estimated by John Sheehan, Plumas County Community Development Commission)				
Potential Agency Options	The local agencies/groups capable of managing the projects and maintaining the affordability controls are:  - Plumas County Community Development Commission (have expressed interest in purchasing in past)  - Project GO (have first right-of-refusal)				
Potential Funds for Acquisition	There are no unallocated funds available for purchase of the complex. However, the loan would be taken over backed by expected rent revenues and subsidies.				
Quantified Objective for At Risk Units to be Preserved	1992 - 1997 50 Units 1997 - 2002 50 Units				
Programs to preserve affordability At Risk Units	Maintain contact with owners yearly prior to General Plan implementation progress report to determine whether or not at risk status has changed.				
	If Notice of Intent to prepay is filed, the County should actively seek interested purchasers who would agree to continue participation in the program particularly the Plumas County Community Development Commission				

#### **GENERAL PLAN CONSISTENCY**

The entire Sierra County General Plan is currently being updated; policies in each element and the Land Use Diagrams have been prepared so that they are consistent with and implement this Element as appropriate.

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Sierra Economic Development District, Regional Housing Allocation Plan for Sierra Planning Organization. April, 1993.

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## **APPENDIX**

## SURVEY TECHNIQUES FOR HOUSING REHABILITATION ACTIVITIES

#### HOUSING CONDITION SURVEY

	#1 #2 #3 #4 #5 <u>Poundation Roofing Siding Windows Doors</u> To	otal
Points:		
	# 1 - FOUNDATION:	
0 15 25	Existing Foundation in Good Condition.  Needs a partial foundation.  Needs a complete foundation.	
	# 2 - Roofing	
0 5 10 15	Does not need repair.  Needs patching.  Needs structural repair.  Roof structure needs replacement and re-roofing.  REDUCTIONS REPORTE	
	#_3 - Siding	
0 3 5 10	Does not need repair.  Needs painting.  Needs to be patched and repainted.  Must be replaced and painted.	
	# 4 - Windows	
0 5 10	No repair needed. In need of repair. In need of replacement.	
	# 5 - Doors	
0 1 3	No repair needed. Repainting needed. Replacement needed.	

Sound	9 or less
Minor	10 - 15
Moderate	16 - 39
Substantial	40 - 55
Dilapidated	56 and over

NOTE: A unit must receive 10 points or more to be counted as in need of rehabilitation.

#### State of California

#### PETE WILSON, GOVERNOR

CARL D. COVITZ, SECRETARY Business, Transportation & Housing Agency

Department of Housing & Community Development

#### LOAN AND GRANT PROGRAMS

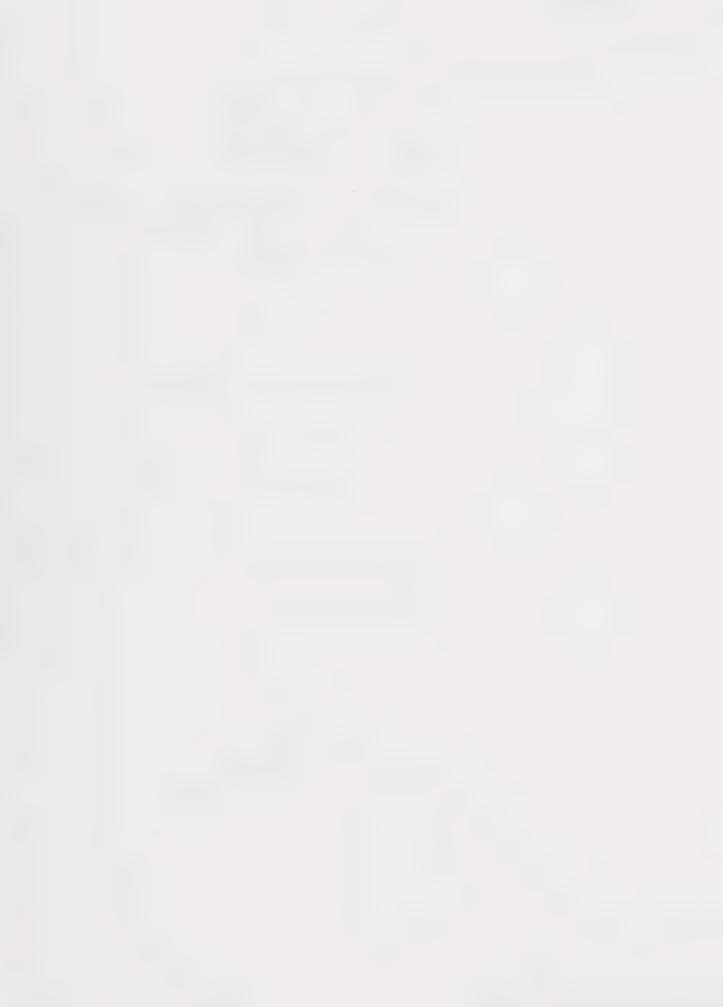
for the

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March 1991



#### DIVISION PROGRAMS (By Activity Groups)

Homeownership Construction	PAGI
California Homeownership Assistance Program California Housing Rehabilitation Program for Owner Occupied Housing California Natural Disaster Assistance Program for Owner Component California Self-Help Housing Program Mobilehome Park Resident Ownership Program	. 1 . 2 . 3
Rental Unit Construction	
California Housing Rehabilitation Program - Rental Component California Natural Disaster Assistance Program Rental Component Rental Housing Construction Program Family Housing Demonstration Program Permanent Housing for the Handicapped Homeless Program State Rental Rehabilitation Program	. 6 . 7 . 8
Homeownership and Rental Unit Construction	
California Energy Conservation Rehabilitation Program Predevelopment Loan Program (Urban and Rural) Predevelopment Loan Program Natural Disaster Component State Earthquake Rehabilitation Assistance Program	. 10 . 11
Special Client Groups	
California Indian Assistance Program  Emergency Shelter Program  Natural Disaster Component  Farmworker Housing Grant Program  Natural Disaster Component	. 12 . 13 . 14
Federal Emergency Shelter Grant Program  Housing Assistance Program  Office of Migrant Services (OMS)  Natural Disaster Component	. 16 . 17 . 17
Rental Security Deposit Guarantee Demonstration Program  Rental Security Deposit Guarantee Program -  Natural Disaster Component	. 18 . 19
Rural Development Assistance Program Senior Citizens Shared Housing Program State Community Development Block Grant Program General and Native American Allocation	. 20
State Economic Development Allocation	. 22

#### California Homeownership Assistance Program (CHAP)

<u>Purpose:</u> To assist low- and median-income families to achieve homeownership.

Type & Terms of Assistance: Program assistance is in the form of an equity sharing mortgage participation loan, whereby the State provides loans of up to 49 percent of the purchase price of a home with the balance financed by a private lender. The buyer provides a small down payment and pays closing costs. When the home is sold, the state loan amount and a proportional share of the equity are repaid to the CHAP revolving loan fund.

Eligible Activities: Home purchase by renters who might be displaced by condominium or stock cooperative conversion; space purchase by mobilehome park residents when the park is converted to a condominium or a stock cooperative; buyers of factory-built housing or mobilehomes developed on permanent foundations; and development or purchase of resident-owned mobilehome parks by nonprofit corporations.

Eligible Applicants: Local governments, Indian Reservations, and nonprofit corporations.

Application Procedure: Requests for Proposals are issued as funds become available.

Authority: Health and Safety Code Section 50775 et seq., Statutes of 1979, Chapter 1043.

Contact: Christine Webb-Curtis, Manager, Homeownership Loan Unit, (916) 445-0110.

# California Housing Rehabilitation Program - Owner Component (CHRP-0)

Purpose: Rehabilitation of substandard homes owned and occupied by lower-income households.

Type & Terms of Assistance: The program provides loans at 3 percent simple interest on the unpaid principal balance. Loans generally carry terms of five years and can be extended, providing that the household is still eligible, for additional five-year periods. An exception is that loans to elderly households are repaid at time of sale or transfer.

<u>Eligible Activities:</u> Rehabilitation required to bring a home into compliance with the California Health and Safety Code including: repair of code violations; improvements to ensure handicapped accessibility; room additions; and general property improvements.

Eligible Applicants: Local government agencies and nonprofit entities sponsoring owner-occupant housing rehabilitation projects.

Application Procedure: Applications are accepted on a continuous basis.

Authority: Health and Safety Code Section 50660 et seq., Statutes of 1979 and 1988, Chapter 34.

Contact: Victor Rea, Manager, CHRP-O, (916) 323-3178.

# California Natural Disaster Assistance Program for Owner-Occupants (CALDAP-O)

<u>Purpose:</u> A program of "last resort" (see Eligible Applicants) to provide for the unmet housing rehabilitation needs of single-family homeowners whose property is damaged by natural disaster.

<u>Type & Terms of Assistance</u>: The program provides 3 percent simple interest loans. Repayment of interest and principal is deferred to sale or transfer, refinancing, or when the homeowner is no longer the full-time occupant.

<u>Eligible Activities:</u> Repair or reconstruction of dwellings damaged or destroyed by natural disaster, elimination of code violations, cosmetic repairs made necessary by other repairs, and reimbursement of approved eligible costs related to emergency repairs incurred before loan approval.

CALDAP funds cannot be used to pay for nonessentials, luxury quality materials or construction techniques, or personal property or furnishings.

Eligible Applicants: Owner-occupants of single-family homes, mobilehomes, condominiums, townhouses, cooperative units, half-plexes, and duplexes. Owners must have properly registered at a Federal Emergency Management Agency (FEMA) Disaster Application Center (DAC) during the emergency period and must have exhausted all other forms of assistance.

Application Procedure: Contact your local government housing program office to determine if they are a participating CALDAP jurisdiction. CALDAP jurisdictions can provide, receive, and review applications. Otherwise applications can be obtained from, and submitted for review to, the Department of Housing and Community Development.

Authority: Health and Safety Code Section 50661.5 et seq., Statutes of 1989, Chapter 19.

<u>Contact:</u> Vincente Ruelas, CALDAP-O Manager or Michael Carroll, CALDAP Manager, (916) 327-3594. Applicant information: (Toll Free) 1-800-552-5479.

#### California Self-Help Housing Program (CSHHP)

Purpose: Assist low- and moderate-income families to build and rehabilitate their homes with their own labor.

Type & Terms of Assistance: Grants are available to sponsor organizations to provide technical assistance to participating families. Ten percent (10%) simple interest loans are made to sponsor organizations to assist with project development and construction. Interest on the development assistance loan will be waived when "rolled over" as mortgage assistance for individual low-income homeowners. Seven percent (7%) rehabilitation and mortgage assistance loans are available to low-income homeowners. Repayment of principal and interest is deferred until the property is sold or transferred, or until the owner ceases full-time occupancy. Loans are forgiven after 20 years of full-time occupancy.

<u>Eligible Activities</u>: Loan activities -- new construction, rehabilitation and mortgage assistance for low-income individuals and families. Technical assistance activities -- training and supervision of low- and moderate-income self-help homebuilders.

Eligible Applicants: Local government agencies and nonprofit corporations.

Application Procedure: Applications for projects are accepted and reviewed on a continuous basis.

<u>Authority:</u> Health and Safety Code Section 50690 et seq., Statutes of 1978, Chapter 1354; Statutes of 1984, Chapter 1690.

Contact: Christine Webb-Curtis, Manager, Homeownership Loan Unit, (916) 445-0110.

#### Mobilehome Park Resident Ownership Program (MPROP)

Purpose: Assist low-income resident purchase of mobilehome parks to preserve housing affordability.

<u>Type & Terms of Assistance</u>: Technical assistance to mobilehome park resident organizations that are purchasing their park. Seven percent (7%) simple interest short-term loans of up to three years for costs of park ownership conversion, and long-term loans up to 30 years for permanent blanket or individual loans.

Eligible Activities: Short-term conversion loans to facilitate park purchase by a resident organization corporation. Long-term blanket loan -- park purchase by a resident organization corporation where loan benefits are exclusively used to assure affordable housing costs for low-income park residents. Individual loans to low-income park residents to assure housing affordability when they purchase a cooperative interest or condominium space.

Eligible Applicants: Co-applicants must be an organization formed by mobilehome park residents and a local government agency.

Application Procedure: Request for Proposals are issued as funds are made available.

Authority: Health and Safety Code Section 50780 et seq., Statutes of 1984, Chapter 1692.

Contact: Christine Webb-Curtis, Manager, Homeownership Loan Unit, (916) 445-0110.

# California Housing Rehabilitation Program - Rental Component (CHRP-R)

<u>Purpose:</u> Preservation and rehabilitation of unreinforced masonry multi-family units to increase the ability of the structures to withstand earthquakes and rehabilitation or rehabilitation and acquisition of substandard low-income rental housing to bring the buildings into compliance with the California Health and Safety Code.

Type & Terms of Assistance: Loans carry an interest rate of 3 percent simple interest. Loans are for a minimum of 20 years for rehabilitation only, and 30 years or more for acquisition and rehabilitation or refinancing and rehabilitation.

When funds are used for the seismic rehabilitation of unreinforced masonry structures, 70 percent of the assisted units must be occupied by low-income households. When funds are used for the health and safety rehabilitation of rental structures, all assisted units must be occupied by low-income persons.

The minimum number of assisted units is the number of units occupied by low-income households at the time of application. The rent for assisted units is restricted by a regulatory agreement.

Eligible Activities: Rehabilitation including seismic rehabilitation, code violation rehabilitation, conversion from nonresidential to residential use, or reconstruction. Eligible projects include single-family or multi-family rental dwellings, residential hotels, mixed residential and commercial buildings, mixed owner-occupied and rental buildings, group homes for persons in need of special services, congregate homes, and limited equity cooperatives.

Eligible Applicants: Local Government agencies, for-profit and nonprofit organizations, and individuals.

Application Procedure: Applications are accepted on a continuous basis and are rated and ranked at least quarterly.

Authority: Health and Safety Code Section 50660 et seq., Statutes of 1979 and 1988, Chapter 1103.

Contact: Steve Mabs, Manager, CHRP-R, (916) 445-6501.

# California Natural Disaster Assistance Program - Rental Component (CALDAP-R)

<u>Purpose:</u> To provide for the unmet housing rehabilitation needs of owners of rental housing units damaged by natural disaster.

Type & Terms of Assistance: Loans carry an interest rate of 3 percent simple interest. Repayment of interest and principal is deferred for the loan term of 20 - 30 years. Borrowers who agree to make rents affordable to low-income households for an extended term may be eligible to have the loan amount forgiven. Some restrictions on rental rates apply for tenants in the property who occupy the building after rehabilitation. Tenants who occupied the building prior to the disaster and others displaced by the disaster must be given priority for occupancy in the building.

Eligible Activities: Repair or reconstruction of rental properties damaged or destroyed by natural disaster including -- elimination of code violations, cosmetic repairs made necessary by other repairs, reimbursement of approved eligible costs related to emergency repairs and incurred before loan approval, acquisition and repair of damaged properties.

In limited circumstances, CALDAP funds can be used to refinance existing indebtedness if it is necessary to comply with program rent limitations. CALDAP funds cannot be used to pay for nonessentials, luxury quality materials or construction techniques, or personal property or furnishings.

Rental properties include single- or multi-family dwellings, apartments, residential hotels, mixed residential and commercial properties, owner-occupied rental properties of three units or more, and limited equity and stock cooperatives.

Eligible Applicants: Owners of rental properties damaged by natural disaster who have properly registered at a Disaster Application Center (DAC) during the emergency period and have exhausted all other forms of assistance.

Application Procedure: Contact your local government housing program office to determine if they are a participating CALDAP jurisdiction. CALDAP jurisdictions can provide, receive, and review applications. Otherwise applications can be obtained from, and submitted for review to, the Department of Housing and Community Development.

Authority: Health and Safety Code Section 50661.5 et seq., Statutes of 1989, Chapter 19.

<u>Contact:</u> Mary Lennarz, CALDAP-R Manager or Michael Carroll, Manager, CALDAP (916) 327-3594. Applicant information: (Toll Free) 1-800-552-5479.

#### Rental Housing Construction Program (RHCP)

Purpose: New construction of rental units affordable to low-income households.

Type & Terms of Assistance: Forty-year loan with deferred payment of principal. Loans carry an interest rate of 3 percent per annum simple interest. Both construction and permanent financing are available. The loan term can be extended beyond the 40-year term. The number of assisted units in each project must be at least 30 percent of the total number of units. At least two-thirds of the assisted units in a project shall be for very low-income households. The rent for assisted units is restricted by a regulatory agreement.

Eligible Activities: Development and construction costs associated with new rental housing units for low-income households. Projects must have at least five rental or cooperative units on one or more sites, i.e., a mobilehome park with five or more mobilehome units, or a residential hotel or group home with five or more units.

Between 20 and 30 percent of RHCP funds must be made available to projects serving the elderly and physically handicapped.

Eligible Applicants: For-profit and nonprofit corporations, local government agencies, and individuals.

Application Procedure: Awards are made on a bi-monthly basis. Awards are made available through a Notice of Funding Availability (NOFA).

Authority: Health and Safety Code Section 50735 et seq., amended by Chapter 1043, Statutes of 1989.

Contact: Russ Schmunk, Manager, RHCP, (916) 327-2864.

#### Family Housing Demonstration Program (FHDP)

<u>Purpose:</u> Development of new affordable rental or cooperative housing that provides on-site support services for low-income families.

<u>Type & Terms of Assistance</u>: Twenty- to forty-year, 3 percent interest, deferred-payment loan to decrease construction and long-range operating costs for Community or Congregate Housing which may be conventional rental units or units in a cooperative.

Community Housing is a development of 20 or more units on one or more sites. The housing must include a range of unit sizes..

Congregate Housing is a new or rehabilitated large, multi-bedroom structure occupied by two-to-ten households. The facility provides common living areas. Occupants share household responsibilities such as childcare, cleaning, and cooking.

For both Congregate and Community Housing, units must be for very low-income households, which is 50 percent of area median income. The number of assisted units in each project must be at least 30 percent (30%) of the total number of units. Twenty to thirty percent (20%-30%) of the assisted units must be available for elderly persons; the balance must be for families with children.

On-site support services must be provided and include, but are not limited to -- child care, community rooms, community laundry facilities, job training and employment opportunities.

Eligible Activities: New construction, rehabilitation, or acquisition and rehabilitation costs for either congregate or community housing developments occupied by low-income households. The units must be in projects that provide on-site support services such as, but not limited to, child care, job training, and employment services.

Eligible Applicants: Local government agencies and nonprofit housing development organizations.

Application Procedure: Applications are expected to be available in December of 1990.

Authority: Health and Safety Code Section 50880 et seq., Statutes of 1988, Chapter 15.

Contact: Cindy Cavanaugh, Manager, FHDP, (916) 327-2069.

#### Permanent Housing for the Handicapped Homeless Program (PHH)

<u>Purpose</u>: On behalf of community organizations providing affordable housing for the disabled homeless, the Department of Housing and Community Development (HCD) will apply to the U.S. Department of Housing and Urban Development (HUD) for project funding.

Type & Terms of Assistance: Grants of up to 50 percent of total acquisition and rehabilitation costs. Matching funds of at least 50 percent must be provided by nonfederal sources. When available, funds from the Housing Rehabilitation Loan Fund may be used by eligible applicants as a portion of the required match. Projects using combined funds must conform to both HUD and HCD requirements. Grants for up to 75 percent of supportive services and project operating costs are also available.

Eligible Activities: Facility acquisition, rehabilitation, and operations for multi-unit and group home projects developed for the disabled homeless.

Eligible Applicants: Private nonprofit organizations and public housing agencies.

Application Procedure: When HUD announces that funds are available, awards are made using the Request For Proposal process.

<u>Authority:</u> PHH is administered by the California Housing Rehabilitation Program - Rental Component (CHRP-R; page 5). Funds are authorized by the Stewart B. McKinney Homeless Assistance Act of 1987.

Contact: Steve Mabs, Manager, CHRP-R, (916) 445-6501.

#### State Rental Rehabilitation Program (SRRP)

Purpose: Rehabilitation of rental units serving lower- and moderate-income renters in rural communities.

Type & Terms of Assistance: Grant.

Eligible Activities: Up to 50 percent of eligible rehabilitation costs but no more than \$5,000 per studio unit, \$6,500 per one-bedroom unit, \$7,500 per two-bedroom unit, and \$8,500 per unit for three or more bedrooms.

Eligible Applicants: Small cities and counties, including: jurisdictions eligible for State Community Development Block Grant funds (see page 21) and cities receiving less than \$50,000 under HUD's SRRP allocation formula.

Application Procedure: Funds are awarded using a Request For Proposals (RFP) process.

<u>Authority:</u> The program is authorized and funded by the U.S. Department of Housing and Urban Development (HUD) Rental Rehabilitation Program. Also see Health and Safety Code Section 50406 et seq., Statutes of 1977, Chapter 610.

Contact: Tom Bettencourt, Manager, SRRP, (916) 445-6000.

#### California Energy Conservation Rehabilitation Program (CECRP)

<u>Purpose:</u> Assist energy conservation rehabilitation of owner and renter farmworker housing, residential hotels and rental housing occupied by the elderly or handicapped.

<u>Type of Assistance</u>: For low-income households -- Grants of up to \$2,000 per unit, or five-year 10 percent interest loans of \$2,001 to \$5,000 per unit. Loan payments are deferred and are fully forgiven if all conditions of eligibility and occupancy are maintained for five years.

Eligible Activities: CECRP pays for structural rehabilitation -- wall, floor and ceiling -- to accommodate installation of weatherization measures such as insulation, weather stripping, caulking and water heater blankets, or to accommodate installation of alternative energy measures. CECRP also pays for repair, retrofit and replacement of doors and windows and heating and cooling equipment. CECRP complements existing low-income household "weatherization" assistance programs that pay for weatherization measures.

<u>Eligible Applicants:</u> For-profit or nonprofit corporations or local government agencies that have extensive experience providing housing rehabilitation or weatherization services for low-income people.

Application Procedure: Applications will be accepted on a continuous basis after the Notification of Funding Availability is issued in the Fall of 1990.

Authority: Public Resources Code Section 25402., et seq., Statutes of 1988, Chapter 1429.

Contact: Allison Branscombe, Program Manager, (916) 327-2896.

#### Predevelopment Loan Program [Urban & Rural] (PLP)

Purpose: To provide predevelopment capital for starting low-income housing projects.

Type & Terms of Assistance: Seven percent (7%) loans for up to three years.

Eligible Activities: Predevelopment costs including, but not limited to: site control, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation. Loans are also made for site acquisition to land bank sites for future low-income housing development.

Eligible Applicants: Local government agencies and nonprofit corporations.

Application Procedure: Applications are accepted, and loans are awarded on a continuous basis.

<u>Authority:</u> Health and Safety Code Sections 50515 et seq. and 50650 et seq., Statutes of 1977, Chapter 610; Statutes of 1986, Chapter 1339.

Contact: Denise Boswell, Manager, PLP, (916) 445-0877.

#### Predevelopment Loan Program (PLP) - Natural Disaster Component

<u>Purpose:</u> To provide predevelopment capital for reconstruction or rehabilitation of subsidized rental or homeowner housing damaged by natural disaster.

Type & Terms of Assistance: Seven percent loans; one- to three-year term. The interest rate may be reduced or eliminated if it is determined that the interest would prevent a significant number of persons of very low-income from owning or occupying the assisted housing.

<u>Eligible Activities:</u> Predevelopment costs including, but not limited to: site control, engineering studies, architectural plans, application fees, legal services, permits, bonding, and site preparation.

Eligible Applicants: Local government agencies and nonprofit corporations.

Application Procedure: Applications are accepted, and loans are awarded on a continuous basis.

<u>Authority:</u> Administered by the Predevelopment Loan Program (PLP, see page 10). Health and Safety Code Section 34052 et seq., Statutes of 1989, Chapter 19.

Contact: Denise Boswell, Manager, PLP, (916) 445-0877.

#### State Earthquake Rehabilitation Assistance Program (SERA)

<u>Purpose:</u> To provide unmet costs of rehabilitation or replacement of rental or owner-occupied housing damaged as a result of the Los Angeles-Whittier Narrows earthquake of 1987.

Type & Terms of Assistance: Three percent (3%) deferred payment loans. Homeowner loans must be repaid upon sale or transfer of the property. The initial term for rental loans is five years. Loans may be extended for five-year periods up to a total of 30 years.

Eligible Activities: Repair or reconstruction of dwellings damaged or destroyed by the earthquake, elimination of code violations in earthquake-damaged structures, and tenant relocation (rental component only).

<u>Eligible Applicants:</u> Homeowners or rental property owners in the earthquake area who properly registered at a Disaster Application Center during the emergency period and who have exhausted all other forms of assistance.

Application Procedure: No new applications are being accepted. Assistance is being provided to existing applicants only.

Authority: Health and Safety Code Section 50660 et seq., Statutes of 1987, Chapters 2X and 4X.

Contact: Victor Rea, Manager, SERA, (916) 323-3178.

#### California Indian Assistance Program (CIAP)

<u>Purpose:</u> Assist tribal organizations to obtain and administer housing, community and economic development project funds provided by federal and state agencies.

Type & Terms of Assistance: Technical assistance only.

Eligible Activities: Staff experts are experienced with housing rehabilitation and construction, economic development, and the development of community facilities and infrastructure. Staff provide consultation to obtain and administer grants from various sources including: HUD Indian and State Community Development Block Grant Programs, the Bureau of Indian Affairs, Indian Health Services, the Farmers Home Administration, U.S. Department of Interior Administration for Native Americans Program, and the Economic Development Administration.

Eligible Applicants: Members of the 109 tribal organizations located in the State.

Application Procedure: N/A.

Authority: Transferred from the Governor's Office of Planning and Research in 1978.

Contact: Jack Sanderson, Manager, CIAP, (916) 445-4727.

#### Emergency Shelter Program (ESP)

Purpose: Provide emergency shelter for homeless individuals and families.

Type & Terms of Assistance: Grants. Each county receives a grant allocation. Twenty percent (20%) of the total allocation is made available to nonurban counties.

Eligible Activities: Rehabilitation, renovation, expansion of existing facilities, site acquisition (including lease or purchase of an existing site or facility), equipment purchase, vouchers, and administration of the award (limited to no more than 5 percent of a single award). Ineligible activities are operational costs, including but not limited to one-time rent, direct and indirect client services.

<u>Eligible Applicants:</u> Local government agencies and nonprofit corporations that shelter the homeless on an emergency basis. It is a threshold requirement for eligibility that the shelter provide staff and support services to residents.

Application Procedure: In some counties an authorized Local Board of shelter service providers may distribute, rank and prioritize applications for ESP funding. Final award determination is made by ESP. Where no Local Board exists, applications are submitted directly to ESP. Funds are awarded using a Notice of Funding Availability (NOFA) process. Check with the ESP Program staff to determine where your application should be submitted.

Authority: Health and Safety Code Section 50080 et seq., Statutes of 1983, Chapter 1089.

Contact: Tom Monahan, Manager, ESP, (916) 445-0845.

#### ESP - Natural Disaster Component

<u>Purpose:</u> Provide emergency shelter for individuals and families made homeless as a result of a natural disaster.

Type & Terms of Assistance: Grant.

<u>Eligible Activities:</u> Temporary expansion of existing shelters; conversion of existing space to shelter use; shelter acquisition by purchase or lease; purchase or lease of shelter equipment (including mobilehomes) necessary to expand the number of people served; rental vouchers; operational expenses necessary to operate shelters; and grant administration expenses.

Eligible Applicants: Local public entities or nonprofit corporations that provide emergency shelter.

Application Procedure: Applications are received, reviewed, and awards made on a continuous basis.

<u>Authority:</u> Administered by the Emergency Shelter Program (ESP; see page 12). Health and Safety Code Section 34070 et seq., Statutes of 1989, Chapter 19.

Contact: Tom Monahan, Manager, ESP, (916) 445-0845.

#### Farmworker Housing Grant Program (FWHG)

Purpose: To provide owner-occupied and rental units for low-income agricultural workers.

Type & Terms of Assistance: For low-income agricultural worker households:

Grants for Owner & Homeowner New Construction & Rehabilitation - A match of at least 50 percent is required. If the unit is sold before the 10th year, the full grant amount must be repaid. Between years 11 and 20, the grant is forgiven at a rate of 10 percent a year until it is fully forgiven after 20 years.

<u>Rental Construction Grants</u> -- Lien restrictions for assisted units are required for 40 years. If assisted units are sold before 40th year the grant must be repaid in full.

Rental Rehabilitation Grants -- Lien restrictions for assisted units are required for 20 years. If assisted units are sold before the 20th year the grant must be repaid in full.

<u>Eligible Activities:</u> Any construction-related cost in the development of housing for agricultural workers, including land acquisition, site development, new construction and rehabilitation.

**Eligible Applicants:** Local government agencies, nonprofit corporations, and federally recognized Indian tribes.

Application Procedure: Applications are received and reviewed on a continuous basis.

Authority: Health & Safety Code Section 50517.5, Statutes of 1977, Chapter 927.

Contact: Allison Branscombe, Manager, FWHG Program, (916) 324-0695.

## FWHG - Natural Disaster Component

<u>Purpose:</u> To rehabilitate homes, or rental units occupied by agricultural workers, that have been damaged by natural disaster.

Type & Terms of Assistance: Grants. Several funding requirement changes have been made for the FWHG disaster allocation, including -- (1) Liens to secure funds awarded for technical assistance will not be required (liens are still required for rehabilitation or acquisition and rehabilitation); (2) The required 50 percent match may include Small Business grants or loans awarded or other match funds available; (3) A match waiver of the match requirement may be considered when it is thoroughly documented that a full match is not available.

Eligible Activities: Housing rehabilitation or acquisition and rehabilitation; preparation of funding applications; and supervision of expenditures, including, but not limited to, estimates, work write-ups, bidding supervision, and inspections.

Eligible Applicants: Nonprofit corporations, local public entities, or housing owners.

Application Procedure: Applications are received and awards made on a continuous basis.

Authority: Administered by the Farmworker Housing Grant Program (FWHG; see page 14). Health and Safety Code Section 50517.7 et seq., Statutes of 1989, Chapter 19.

Contact: Allison Branscombe, Manager, FWHG Natural Disaster Component, (916) 324-0695.

#### Federal Emergency Shelter Grant Program (FESG)

Purpose: Provide emergency shelter for homeless individuals and families.

Type & Terms of Assistance: Grant.

<u>Eligible Activities:</u> Facility conversion, rehabilitation, maintenance, operating costs, rent, and provision of essential services such as transportation, legal aid, and counseling to accelerate transition to independent living.

Eligible Applicants: Local government agencies in small communities that do not directly receive shelter funds from the U.S. Department of Housing and Urban Development (HUD) and nonprofit providers. Local nonprofit shelter organizations may also receive funds as a service provider working in cooperation with a local government agency applicant.

Application Procedure: When HUD announces that funds are available, they are awarded using a Request For Proposals (RFP) process.

Authority: The Stewart B. McKinney Homeless Assistance Act of 1987 (amended in 1988).

Contact: Tom Monahan, Manager, FESG, (916) 445-0845.

#### Housing Assistance Program (HAP)

Purpose: To provide affordable rental units for low- and very low-income households.

Type & Terms of Assistance: Grants of housing assistance payments from the U.S. Department of Housing and Urban Development (HUD Section 8 certificates). In rural counties that have no Housing Authority, the HAP Rural Rental Component contracts with local agencies to provide rental assistance payments. The HAP Aftercare Component contracts statewide with housing authorities and nonprofit corporations to provide rental assistance to disabled adults residing in independent living arrangements.

Eligible Activities: Rental assistance.

Eligible Applicants: Local government agencies and nonprofit organizations.

Application Procedure: Requests to participate are solicited when additional rental assistance is available.

Authority: Health and Safety Code Sections 50680 et seq., Statutes of 1981, Chapter 1165.

Contact: Earl Lee, Manager, HAP, (916) 324-7696.

#### Office of Migrant Services (OMS)

<u>Purpose</u>: To provide safe, decent, and affordable temporary housing and support services to migrant families during the peak harvest season.

Type & Terms of Assistance: Grant. Counties and grower associations generally provide the land for migrant centers as an in-kind contribution.

Eligible Activities: Construction, expansion, rehabilitation and operation of migrant centers.

Eligible Applicants: Local government agencies, housing authorities, nonprofit corporations, school districts and health agencies.

<u>Application Procedure:</u> Funds for operation and rehabilitation of existing centers are budgeted on an annual basis. Requests for Proposals for new construction projects are issued when funds are available.

<u>Authority:</u> Health and Safety Code Section 50710 et seq., Statutes of 1981, Chapter 1165; Statutes of 1985, Chapter 967; Statutes of 1988, Chapter 112.

Contact: Gordy de Necochea, Unit Chief, Monitoring and Management Unit, (916) 327-3712.

#### Office of Migrant Services (OMS) - Natural Disaster Component

<u>Purpose:</u> Continue the operation of state-funded migrant centers needed for an emergency response to natural disasters.

Type & Terms of Assistance: Grants.

Eligible Activities: Center operating costs, including repair and maintenance.

Eligible Applicants: Housing authorities and local government agencies administering state-funded migrant centers.

Application Procedure: Applications are accepted, reviewed, and funds awarded on a continuous basis.

Authority: Health and Safety Code Section 34053 et seq., Statutes of 1989, Chapter 19.

Contact: Gordy de Necochea, Unit Chief, Monitoring and Management Unit, (916) 327-3712.

#### Rental Security Deposit Guarantee Demonstration Program (RDG)

Purpose: Assist homeless individuals and families to obtain permanent housing.

Type & Terms of Assistance: Grants. A 15 percent cash match is required.

Eligible Activities: Provide landlords with rental deposit contractual guarantees for homeless households transitioning to permanent rental housing.

Eligible Applicants: Local government agencies and nonprofit corporations that provide services to the homeless. The statute limits grants to the counties of Los Angeles, Contra Costa, Fresno, San Francisco, Alameda, Sacramento, and at least one rural county in northern California.

Application Procedure: When funds are available, they are awarded concurrently with the Emergency Shelter Program Request for Proposals (RFP) process.

<u>Authority:</u> Administered by the Emergency Shelter Program (ESP; see page 12). Health and Safety Code Section 50810 et seq., Statutes of 1987, Chapter 11.5.

Contact: Tom Monahan, ESP, (916) 445-0845.

## Rental Security Deposit Guarantee Program (RSDG) -Natural Disaster Component

Purpose: Assist individuals and families homeless as a result of natural disaster to obtain permanent housing.

Type & Terms of Assistance: Grants.

Eligible Activities: Security deposit guarantees to landlords or direct grants to households.

Eligible Applicants: Local government agency or nonprofit organization shelter providers.

Application Procedure: When funds are available, applications are received, reviewed, and awards made on a continuous basis.

<u>Authority:</u> Administered by the Emergency Shelter Program (ESP; see page 12). Health and Safety Code Section 34078 et seq., Statutes of 1989, Chapter 19.

Contact: Tom Monahan, Manager, ESP, (916) 445-0845.

#### Rural Community Facilities Technical Assistance Program (RTAP)

Purpose: Assist rural communities obtain federal and state water and wastewater project loans and grants.

Type & Terms of Assistance: Grants and technical assistance.

<u>Eligible Activities:</u> Project predevelopment and application activities including professional consulting services, district formation, test wells, preliminary engineering and other costs necessary to obtain project approval.

Eligible Applicants: Rural local governments and nonprofit organizations.

Application Procedure: When funds are available, a Request for Proposals is issued.

<u>Authority:</u> RTAP is administered by the Rural Development Assistance Program (RDAP, see below). Health and Safety Code Section 6120 et seq., Statutes of 1983, Chapter 1152.

<u>Contact:</u> Chico Headquarters: Wayne Walker, Manager, RDAP, (916) 891-6870. Yucca Valley Field Office: Karen Kupcha, Regional Manager, (619) 369-7355.

#### Rural Development Assistance Program (RDAP)

<u>Purpose:</u> To help local agencies in under-served rural areas of the State to become self-sufficient acquiring and administering Federal and State community development funding.

Type & Terms of Assistance: Technical Assistance and grants.

<u>Eligible Activities:</u> Staff experts are experienced with housing rehabilitation and construction, economic development, and the development of community facilities and infrastructure. Staff provides consultation and small grants for project development, fund acquisition, implementation and administration.

Eligible Applicants: Communities receiving RDAP technical assistance and grants are located in the Superior Valley counties of Butte, Tehama, Glenn, Yuba, Nevada, Sutter, Lassen, Colusa, and Trinity, and the Southern California target counties of Imperial, rural Riverside and rural San Bernardino.

Application Procedure: Communities within target counties may request technical assistance on an ongoing basis. When funds are available communities in target counties may apply for small community development project start-up grants. All target counties communities are notified when funding is available.

Authority: Health and Safety Code Section 50407 et seq., Statutes of 1977, Chapter 610.

<u>Contact</u>: Chico Headquarters: Wayne Walker, Manager, RDAP, (916) 891-6870. Yucca Valley Field Office: Karen Kupcha, Regional Manager, (619) 369-7355.

#### Senior Citizens Shared Housing Program (SCSHP)

Purpose: Assist senior citizens to obtain affordable housing.

Type & Terms of Assistance: Grant.

Eligible Activities: The Match-up Shared Housing component--services to assist seniors to find others with whom they can share housing including outreach, client counseling, placement and follow-up, and information and referrals.

<u>Technical Assistance component</u>--training to start a new senior shared housing program or to improve an existing program, including costs for conferences, workshops, consultation, and training materials.

<u>Senior Shared Group Resident component</u>--reasonable and necessary costs to start funding for shared group residences, including first and last months' rent; damage, cleaning, security and utility deposits; vacancy reserve; minor necessary renovations; and related administrative costs. The residence must be occupied by three or more unrelated adults. At least 50 percent of the residents must be 60 years of age or older.

Eligible Applicants: Local government agencies and nonprofit corporations.

Application Procedure: When funds are available, a Request for Proposals is issued.

Authority: Health & Safety Code Section 50533 et seq., Statutes of 1983, Chapter 1307; Statutes of 1984, Chapter 1630.

Contact: Susan Kessler, Manager, SCSHP, (916) 327-3748.

#### State Community Development Block Grant (CDBG) Program

The Department administers the federal Community Development Block Grant (CDBG) program for non-entitlement cities and counties throughout the State. One hundred and eighty small cities and counties are eligible to apply for CDBG funds. Those jurisdictions eligible to participate include cities with a population less than 50,000 and counties with a population less than 200,000 that do not automatically receive U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Funds.

CDBG General and Native American Allocation: At least 51 percent of the State CDBG funds must be used for housing or housing-related activities. One and one-quarter percent (1.25%) of the funds are awarded to projects serving Native Americans who do not belong to a federally recognized Indian tribe or rancheria. (See below.)

<u>CDBG Economic Development Allocation:</u> Thirty percent (30%) of the overall HUD allocation is set aside for economic development activities. (See page 22.)

Community and Economic Development Planning/Technical Assistance Grants: Ten percent (10%) of the overall funds are set aside for planning/technical assistance. (See page 22.)

<u>Authority:</u> Health & Safety Code Section 50825 et seq., Statutes of 1983, Chapter 963; Statutes 1988, Chapter 1144.

#### CDBG General and Native American Allocation

<u>Purpose:</u> To fund housing, community, and economic development projects serving lower-income people in rural communities.

Type & Terms of Assistance: Grant.

<u>Eligible Activities:</u> Water and wastewater facilities, public services, community facilities, housing rehabilitation and under limited conditions, new construction.

Eligible Applicants: Cities with populations under 50,000 and counties with populations under 200,000, that do not participate in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) entitlement program.

Application Procedure: Annual Request for Proposal (RFP) process.

<u>Authority:</u> The CDBG General and Native American Allocation is administered by the State CDBG Program. (See above.)

Contact: Darlene Kammeyer, Manager, or Dave Williamson, Manager State CDBG, (916) 445-6000.

#### CDBG Economic Development Allocation

Purpose: To create or retain jobs for low-income households in rural communities.

Type & Terms of Assistance: Grants of up to \$500,000. Consideration is given to leveraging of private financing.

<u>Eligible Activities</u>: Activities that create or retain jobs for low-income households, including working capital loans to businesses and developers, land acquisition, refinancing of onerous debt, and grants and loans for site improvements, small business incubators, and business start-ups.

Eligible Applicants: Counties with less than 200,000 residents in the unincorporated area and cities with less than 50,000 that are not participants in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) entitlement program.

Application Procedure: Funds are awarded using an annual Request For Proposal (RFP) process. Applications are continuously received and reviewed. Awards are made on a quarterly basis.

Authority: The Economic Development Allocation is administered by the State Community Development Block Grant Program. (See page 21.)

Contact: Darlene Kammeyer, Manager CDBG, (916) 445-6000.

#### CDBG Community and Economic Development Planning/Technical Assistance Allocation

<u>Purpose:</u> Assist small communities to assess the feasibility of economic, housing and community development projects.

Type & Terms of Assistance: Grants of up to \$30,000. A cash match of up to 25 percent of requested funds is required. The match percentage is determined by a sliding scale based on the relative amount of local sales and use tax revenues for the jurisdiction.

Eligible Activities: Economic, housing and community project feasibility studies for activities that meet overall CDBG objectives, including providing principal benefits for moderate- and low-income persons.

<u>Eligible Applicants:</u> Counties with less than 200,000 residents in the unincorporated area and cities with less than 50,000 that are not participants in the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant entitlement program.

Application Procedure: Funds are awarded using an annual Request For Proposal (RFP) process. Applications are continuously received and reviewed. Awards are made on a quarterly basis.

Authority: The Planning/Technical Assistance Allocation is administered by the State Community Development Block Grant Program. (See page 21.)

Contact: Dave Williamson, Manager, or Darlene Kammeyer, Manager, CDBG, (916) 445-6000.

## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

1800 THIRD STREET, Room 430 P.O BOX 952053 SACRAMENTO, CA 94252-2053 (916) 323-3176 FAX (916) 323-6625



July 1, 1993

Mr. Donald Bowling, Chair Board of Supervisors County of Sierra P.O. Box 530 Downieville, California 95936

Dear Chairman Bowling:

RE: Review of the County of Sierra's Revised Draft Housing Element Update

Thank you for submitting the County of Sierra's revised draft element update, received for our review on May 19, 1993. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

A telephone conversation on June 16, 1993 with Laurie Oberholtzer, the City's Consultant, facilitated our review. This letter summarizes the conclusions of that conversation.

We are pleased to find that this revision adequately addresses all comments made in our October 15, 1992 review letter. Once the element is adopted it will comply with State element law (Article 10.6 of the Government Code).

To ensure final compliance with State housing element law, the City should submit the adopted element as soon as possible, pursuant to Government Code Section 65585(g). While the revised draft element now addresses all the statutory requirements, the element must be adopted and submitted to this Department to be in full compliance with the law. We look forward to receiving a copy of the adopted housing element update.

We note that the major constraint to the development of housing affordable to lower-income households is the County's lack of sewer service. According to our discussion with Ms. Oberholtzer, the County will have to obtain permission to use engineered septic systems in order to develop units at 8 to 12 units per acre. Nevada County uses engineered septic systems and Monterey County is using a new septic system. The County may wish to contact these jurisdictions to obtain additional information. You may contact the Montery Planning and Building Department at (408) 755-5025 and the Nevada County Planning Agency at (916) 265-1440.

Mr. Donald Bowling Page 2

In order to assist local governments in implementing their housing programs, this Department will be allocating funds from the HOME Investment Partnership Program (HOME), one of the new federal housing programs created by the 1990 National Affordable Housing Act. Local governments can use HOME funds to expand the resources available for housing rehabilitation, acquisition of land and structures, tenant based rental assistance, and new construction. As you are aware, Sierra County is an eligible applicant for HOME funds. The next Notice of Funding Availability (NOFA) is scheduled to be released during the summer of 1993.

This Department's HOME program regulations include housing element status as a rating factor in the competitive application process for HOME funds. Jurisdictions with an adopted housing element that is in compliance with State housing element law as determined by this Department will receive significant extra points if their application meets the threshold criteria. Points will be awarded to jurisdictions with an adopted housing element in compliance on or before the date HOME applications are due to the State. We therefore encourage Sierra County to submit the adopted housing element for review as soon as practical to increase the competitiveness of any projects that the City envisions funding through the HOME program. For further information on the HOME program the City should contact Chris Webb-Curtis of this Department at (916) 327-3586.

We wish the County success in implementing the housing element update. We appreciate the cooperation and assistance of Ms. Oberholtzer during the course of our review. If you would like assistance in the implementation of your housing program, please contact Camilla Cleary of our staff at (916) 323-3185.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the organizations and persons listed below.

Sincerely,

Thomas B. Cook Deputy Director Mr. Donald Bowling Page 3

CC: Laurie Oberholtzer, Planning Concepts
Tim Beals, Public Works/Planning Director, Sierra County
Martin Zone, Plumas County Community Development Commission
Barbara Hollatz, Sierra Planning Organization
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of
Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center
Dara Schur, Western Center on Law Poverty

# CIRCULATION ELEMENT GENERAL PLAN 2012





JULY, 1996

## 4. Circulation Element

## **Background Discussion**

#### Roadways Road System

The key elements of the County's transportation network are the two State Highways. Historic Highway 49, following the North Fork of the Yuba River to Yuba Pass, lies on an east-west axis from the Yuba County line to Sierraville before heading northeasterly to Loyalton and Plumas County. Highway 89, coming up from Truckee, heads northwesterly through Sierraville and Calpine on its route to Plumas County and Quincy. A 1.6 mile section of Interstate Highway 80 passes through the southeastern tip of the County and a 3.1 mile segment of U.S. Highway 395 is located in the County's northeastern corner. Figure 4-1 is a general map of the roadways in Sierra County.

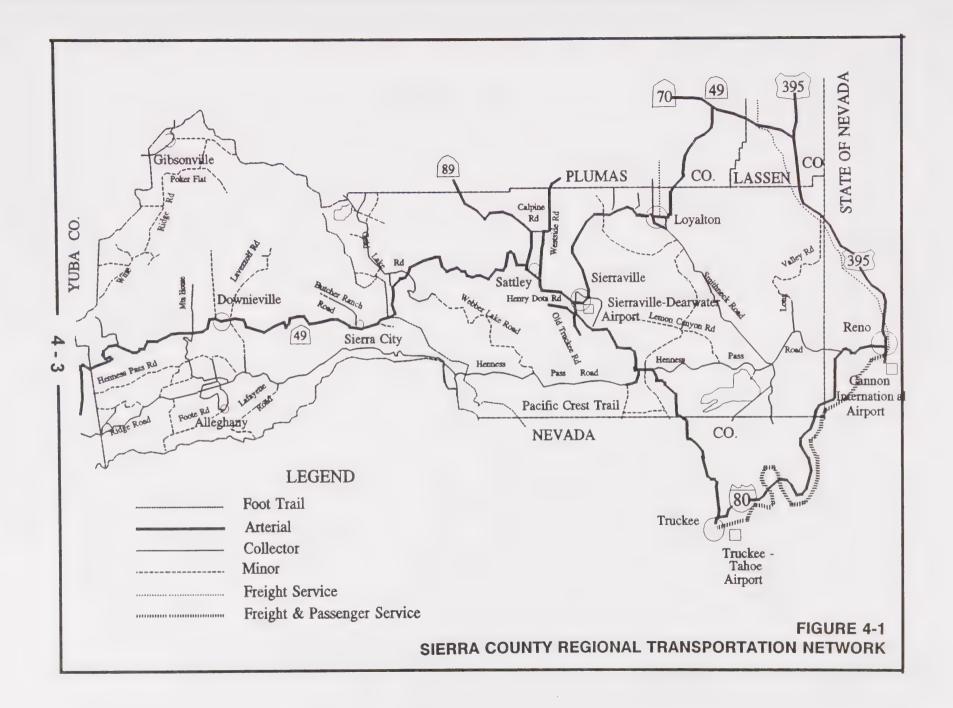
Sierra County has about 98 miles of State highway, 368 miles of County roads, 6 miles of city streets and 110.8 miles of (U.S.) Forest development roads (see Table 4-1). The County road mileage includes 3.7 miles of Ridge Road in Yuba County which is maintained by Sierra County, but excludes 3.5 miles of the Quincy-La Porte Road in northwestern Sierra County which is maintained by Plumas County. Vehicular travel is estimated to be 142,680

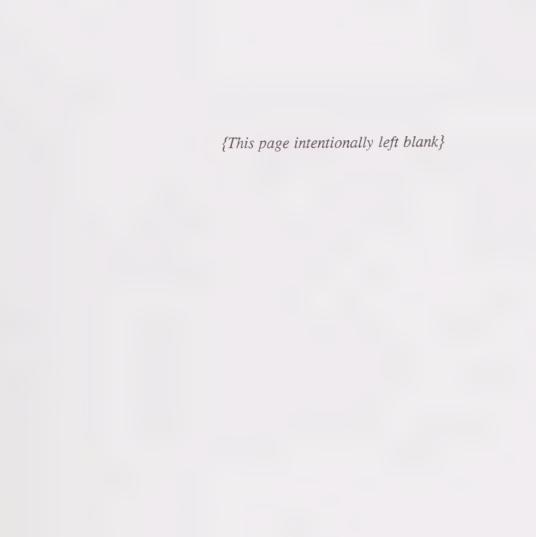
daily vehicle miles (DVM) on State highways.

In calculating the data in Table 4-1, that section of highway between Sierraville and Sattley, while signed as both Highway 49 and 89, is counted only as Highway 89.

Existing average daily traffic volumes are shown on Figure 4-2. The traffic volume data was taken from Caltrans traffic counts and traffic counts presented in the *County of Sierra Traffic Safety Study*, Omni-Means December 1989.

Severe weather conditions at higher elevations have a large impact on the road system and mobility of the County's population. Snow is removed from all State highways and about 63 miles of County roads for year round circulation. The remainder of the road network is considered seasonal and does not have snow removal during the winter months. Many of these seasonal roads provide land access, but property owners cannot access the property by car on a year-round basis because of road conditions.





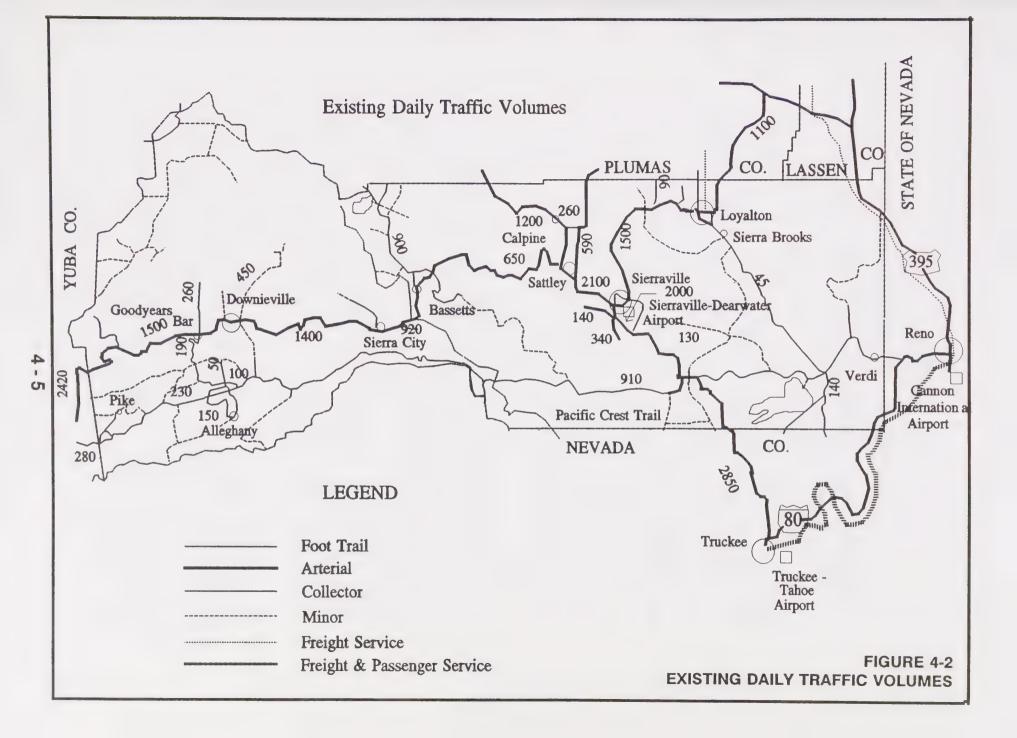




Table 4-1
DAILY VEHICLE MILES (DVM)

	DAIL! VLINGE	L WILLO (DVIVI)						
HIGHWAY		ALL HIGHWAYS						
	MILES OF HWY	DVM	PERCENT					
S.R. 49	63.52	52,159	37					
1-80	1.59	29,097	20					
S.R. 89	29.58	43,016	30					
U.S. 395	3.12	18,408	13					
TOTAL	97.81	142,680	100					
HIGHWAY	HIGHWAYS 49 AND 89 ONLY							
	MILES OF HWY	DVM	PERCENT					
S.R. 49	63.52	52,159	55					
S.R. 89	29.53	43,016	45					
TOTAL	93.05	95,175	100					

SOURCE: Pactrans, 1993.

Since over half the population of the County, including the only incorporated city, lies east of the Yuba Pass, Highway 70, although not located in Sierra County, is a particularly critical lifeline link to the outside world during the winter months, especially when Interstate 80 or other trans-Sierra Nevada highways are closed. Highway 70, which circles around Sierra County from Sacramento via Marysville, Oroville and Quincy, reaches a 5,212 foot summit at Beckwourth Junction just west of where it joins U.S. Highway 395 at Hallelujah Junction. Other trans-Sierra Nevada highway summits are Yuba Pass on Highway 49 at 6,701 feet, Donner Summit on Interstate 80 at 7,239 feet and Carson Pass on Highway 88 in Alpine County at 8,573 feet. All other trans-Sierra Nevada highways north of Bakersfield are not kept open during heavy winter storms.

Sierra County relies heavily on the network of streets and highways to transport goods services and people. Growth in population, recreation and employment in the county would produce increases in travel demand. This could cause some of the roadways in the county to experience periods where they operate at or near capacity. Currently State Route 89, south of Old Truckee Road, Smithneck Road, south of State Route 49 and Jackson Meadows Road are operating at LOS C. All other road segments are

operating at LOS B or better (see Table 4-3).

Table 4-2
ROADWAY AVERAGE DAILY TRAFFIC CAPACITY ASSUMPTIONS

Level of		Highway		Local	Local	
Service	Mountainous Rolling Flat		Flat	(paved)	(unpaved)	
A	650	975	1,250	300	50	
В	1,950	2,925	3,750	900	300	
С	3,900	5,850	7,500	1,800	600	
D	6,500	9,750	12,500	3,000	1,000	
E	13,000	19,500	25,000	6,000	2,000	

SOURCE: Highway Capacity Manual, Special Report 209, Transportation Research Board, 1985.

Federal funding for highway facilities generally relates to a highway classification system. There are three federal programs for the highway system in Sierra County. These programs are for Interstate, Primary and Secondary highways and are summarized in Figure 4-3 and described below.

The Federal-Aid Interstate (FAI) highways connect principal metropolitan areas, cities and industrial centers and serve the national defense. These highways are usually classified as arterials. Arterials provide the highest level of service at the greatest speed for the longest uninterrupted distance. In Sierra County, Interstate 80 is the only roadway on the FAI System.

Federal-Aid Primary (FAP) highways constitute a system of rural arterials serving travel of statewide significance. These routes are spaced at such intervals so that all are within a reasonable distance of major highways. Their design should be expected to provide for relatively high overall travel speeds with a minimum of interference to through movements. State Route 49 and 89 and U.S. highway 395 are on the FAP System.

The Federal-Aid Secondary (FAS) system of roads generally serves travel of intra-county importance including farm-to-market roads, rural mail route, public school bus route and major access roads on any other Federal-Aid System. These roads are generally the highest classified routes of the County Road System. In Sierra County, 45.6 miles of County Roads (shown in Figure 4-3) are in the current FAS System.

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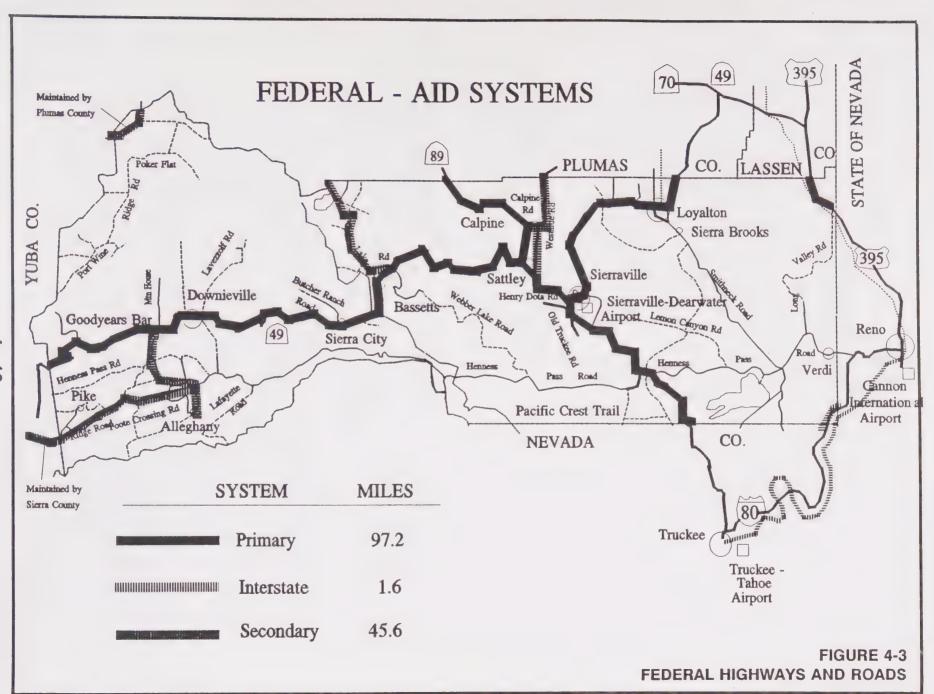




Table 4-3
ROADWAY SEGMENT LEVEL OF SERVICE ANALYSIS

			Exis Cond		Year 2 Cond		Genera Build	
Roadway	Segment	Terrain	ADT ¹	LOS	ADT ¹	LOS	ADT ¹	LOS
SR 49	Yuba County Line to Downieville	Rolling	1,500	В	1,775	В	4,040	С
SR 49	Downieville to Sierra City	Rolling	1,400	В	1,600	В	3,240	С
SR 49	Sierra City to Bassetts	Mountainous	920	Α	1,120	В	1,650	В
SR 49	Bassetts to Sattley	Mountainous	650	Α	860	В	1,230	В
SR 49	Sierraville to Loyalton	Flat	1,500	В	1,810	В	4,200	С
SR 49	Loyalton to Plumas County Line	Flat	1,100	В	1,240	Α	3,560	В
SR 89	Nevada County Line to Old Truckee Rd	Mountainous	2,850	С	3,135	С	7,860	E
SR 89	Old Truckee Rd to SR 49	Flat	2,000	В	2,285	В	6,510	С
SR 89/49	Sierraville to Sattley	Flat	2,100	В	2,580	В	4,950	С
SR 89	Sattley to Calpine	Rolling	1,600	В	1,880	В	3,780	С
SR 89	Calpine to Plumas County Line	Rolling	1,200	В	1,410	В	3,630	В
Old Truckee Rd	SR 89 to end	Local	340	В	430	В	880	В
W. Willow Rd	SR 89 to end	Local	140	Α	165	Α	290	A
Heriot Ln	SR 49 to Plumas County Line	Local	90	В	115	В	240	В
Westside Rd	SR 89 to Plumas County Line	Local	590	В	630	В	830	В
Calpine Rd	SR 89 to Westside Rd	Local	260	А	280	А	360	В
Smithneck Rd	SR 49 to Sierra Brooks	Local	1,180	С	1,320	С	2,580	D
Smithneck Rd ²	South of Sierra Brooks	Local	45	Α	55	В	350	С
Jackson Meadow Rd	West of SR 89	Local	910	С	930	С	1,010	С
Gold Lake Rd	North of SR 49	Local	900	В	920	С	1,120	С
Main St	North of SR 49	Local	290	А	315	В	450	В
Goodyears Creek Rd	North of SR 49	Local	260	А	285	А	420	В
Mtn House Rd	South of SR 49	Local	190	А	210	А	330	В
Ridge Rd	SR 49 to Pike	Local	280	A	450	В	980	С
Ridge Rd	East of Pike	Local	230	Α	395	В	770	В

Notes:

Source: 1991 Traffic Volumes on California State Highways, Caltrans and County of Sierra Traffic Safe

Study, Omni-Means Ltd, December 1989. 1 = Average Daily Traffic (24 hour) **Mountain House Road** ~ This secondary road, serves the people of Alleghany and Forest City as a prime connector to the rest of Sierra County during the summer months. During the winter months, when the road is closed by snow, these people have a long circuitous route through Yuba County and back into the County via Highway 49.

**Ridge Road**, another secondary road, includes a 3.7 mile segment in Yuba County which starts at Celestial Valley Road adjacent to Highway 49.

Quincy-La Porte Road ~ is a third secondary road which passes through the northwest corner of the County, was subordinated (or assigned by agreement) to Plumas County in July 1986 for maintenance purposes. The Plumas National Forest is upgrading this road (which is also Forest Highway 120) to improve grades, alignment and width. However, the bridge over Gibson Creek, just south of Gibsonville, is expected to remain a one-lane structure for some years to come.

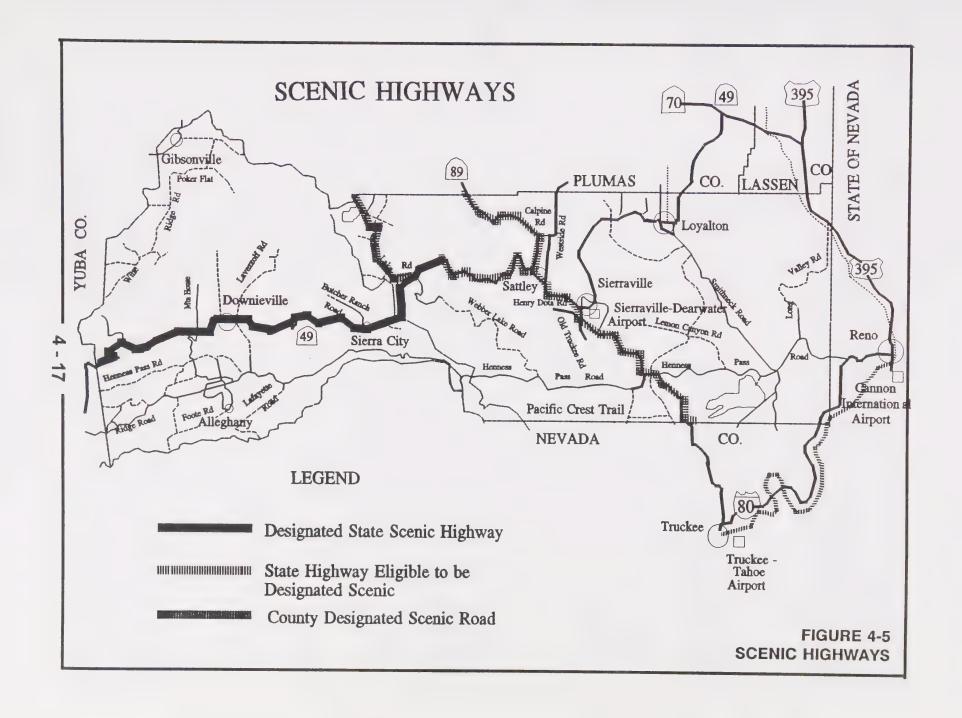
Collectors and Local Roads are not included in the Federal-Aid Systems. They primarily provide access to adjacent land and travel is generally limited to relatively short distances. There are 105 miles of collectors and 226 miles of local roads in the County.

The Forest Highway System consists of those forest roads of primary importance within, adjoining or adjacent to the National Forests and are on a Federal-Aid System. The Federal Highway Trust Fund is used for improving these roads. Appropriations to each state are based on the area and value of the national forest land in the State. The funds are administered jointly by the U.S. Departments of Transportation and Agriculture. There are 110.8 miles of Forest Highways maintained by the County. Figure 4-4 shows the location of these roads.

#### Scenic Highways

The Scenic Highway program was established by the State legislature for local agencies to protect the surrounding environment. Highway 49, between the Yuba County Line and the summit of Yuba Pass (P.M. 0.0 to P.M. 41.2) is the only State-designated scenic highway within Sierra County; the scenic corridor is designated from ridge top to ridge top. Other State highways within the County eligible to be designated are all of Highway 89 and Interstate 80 and the portion of Highway 49 from Yuba Pass to the junction of Highway 89 west of Sattley (see Figure 4-5). Additional scenic highways are discussed in the Visual Resources Element.







#### Roadway Maintenance

Sierra County has 583 miles of State Highways, County roads, city streets and (U.S.) Forest development roads. There are not sufficient funds to maintain this existing system and fewer funds are anticipated in the coming years. The rise in the maximum allowable weight limits for trucks accentuates the problem by causing an accelerated rate of deterioration of local highways, streets and roads, which in turn requires maintenance sooner than previously anticipated.

#### Safety Roadside Rests and Vista Points

Under specific conditions, Federal-Aid highway funds can be utilized for safety roadside rest area where these facilities would be advantageous to the traveling public. Funds have not been acquired for these facilities within Sierra County.

There is one vista point on Highway 49 east of the Yuba Pass. The vista point provides an overlook of the Sierra Valley and surrounding mountains. The view extends from 10 miles to the southeast to 20 miles to the northeast, and on a clear day. The vista point provides a dramatic east end to the scenic highway section of Highway 49.

# Carpool/Park and Ride Lots

Sharing rides has been an important part in the life-style of County residents. Carpooling is essential to those associated with the lumber industry as well as with the elderly and handicapped. Due to the thin distribution of population and lack of significant commute traffic congestion problem, at this time within the County (traffic congestion is generally limited to recreation travel associated with weekends and holidays), a centralized carpool organization (Rideshare) providing carpools for County residents has not been established. However, the Sierra County Department of Human Service has expressed interest in managing a Rideshare program if one were established.

There are no Park-and-Ride lots constructed on State highways within the County.

There does not appear to be a need for any Park-and-Ride facilities in the near future in Sierra County.

#### **Parking**

Parking in the communities of Downieville and Sierra City can become scarce in the downtown commercial areas, at the County courthouse and Sierra City Community Center. This causes drivers to search for parking in residential areas or to park illegally. The problem is more serious in the summer tourist season; however, on-street parking can become a problem after periods of snow during the winter. In addition, on narrow streets on-street parking can

be a hazard to other motorists and emergency vehicles.

Adequate signing of parking locations in Downieville and Sierra City could reduce the parking problem. Enforcement of parking laws would also reduce illegal parking.

#### **Funding**

The lack of funding to finance an adequate maintenance program and needed rehabilitation and reconstruction of local streets and roads is a concern. Traditional sources of funding are insufficient to meet these needs. Vehicle fuel tax funds have not kept pace with increasing construction and maintenance costs at the State level, and budget deficits are limiting the availability of Federal transportation funds. Additionally, rural counties have not received 100 percent of their county minimum funding levels for State highway projects, resulting in further inequities. This is a particular concern because of the vital function the County's highways play in shipping commodities outside the County. Possibly the greatest concern today is the fact that the majority of State funds allowed to Sierra County are allotted to I-80 projects (which is of relatively low value to County residents) because of the population based formula used by the State. In addition, all Federal sources require local matching funds. Lack of availability of matching funds and increasing insurance costs dim the prospects of transit improvements in the foreseeable future.

The Sierra County Transportation Commission, considering the current and forthcoming demands of providing and maintaining an essential transportation system needs to seek support from the California Transportation Commission for increased revenue for maintenance, rehabilitation and reconstruction of local street and roads in rural counties, as well as an equitable distribution of transportation funds.

#### Safety

An evaluation of accidents throughout the county was completed by Pacific Traffic and Transportation Engineers using accident data from the Statewide Integrated Reporting System (SWITRS) published by the California Highway Patrol.

Based on these reports, a list of the number of accidents within the county was developed (See Table 4-4).

Under normal circumstances, a review of SWITRS produces 10 to 15 "high accident" locations which are then studied to determine the physical improvements to each location that will reduce the number or severity of

accidents. Sierra County has recorded only 46 reported traffic accidents in a three year period; approximately 15 accidents per year. These incidents are scattered throughout the road system and no "high accident" locations are identifiable. However, a review of the SWITRS summaries indicates that fixed objects and driving under the influence are major accident causative factors. Additionally, a peak in accident occurrences between 3 p.m. and 4 p.m. on weekdays indicates a possible need for student driver educational efforts. Similar conclusions were found in *County of Sierra Traffic Safety Study*, Omni-Means Ltd, December 1989.

Other factors that could effect safety on Sierra County roads include: weather conditions (snow and ice), mix of vehicles (trucks, RVs and passenger vehicles) and the mountainous terrain (i.e. lack of areas to pass slower vehicles), the poor condition of the pavement on some roads, heavy use of recreational roads designed for lower traffic volumes.

Aggressive road maintenance and snowplowing programs are projected to aid in increasing the safety of roads in Sierra County. Coordination with CalTrans and prioritization of safety improvements on State Highways, including guardrail installation, curve modification, and passing lanes, would increase road safety.

**Smithneck Road** ~ Whether or not to pave this road is an issue which was discussed by the Planning Commission. It was felt that paving of this road would result in growth inducing impacts and, as a result, is to be avoided and the current level of improvement maintained.

Henness Pass Road ~ The increase in demand for a recreational use of the County's lakes over the last several years has caused increased conflicts on this and other unpaved roads. Continued increase in demand may create an eventual demand to pave Henness Pass Road which is not considered desirable at this time. The road surface beyond Cornish Camp (existing edge of pavement) should not be a paved surface.

Table 4-4 ACCIDENT SUMMARY

		V-225		Injury	Fatal				Typ	e of Accide	ent			DUI	Time	of Day		Weathe	cr	Total Acc.	No. Vet	hicle
F	88	Year 89	90	Injury	Fatai	RE	BS	LT	SS	Ped	An	НО	Other		Day	Nite	Dry	Wet	Fog		1	2
CD 22			4	1	_	-	_	_	1	_	2	4	-	_	3	4	6	-	1	7	6	1
CR 23	2	2	0	1	_	-	_	-	1	_	-	1	1	2	2	1	3	_		3	1	2
Main	0	2	1		_	-	-	-	_	-	-	3	-	1	1	2	3	-		3	1	-
Ridge Cal Ida	0	0	2	1	-	-	-	-	1	_	-	1	-	1	1	1	2	-	-	2	1	1
Smithneck	0	2	0	1	-	_	-	-	_	-			2	-	1	1	1	1	-	2	2	+-
Dog Valley	1	1	0	1	-	_	-	-	-	-		-	2	_	2	-	2		1	2	2	+
Lavazolia	1	0	1	1	-	-	_	-	-	_		1	1	-	1	1	2	<del>  -</del>	-	2	2	+
Jackson Mdw	0	1	1	1	-	-	-	-	-		1	1		_	1	1	2	-	-	2	1	+
Nevada Nevada	1	0	1	-	-	-	1	-	1	-	-	-		-	2	-	2	-	-	2	-	+
Plumbago	1	0	0	-	1	-	-			-	-	1	-	1	_	1		1	-	1	1	+
Kyberz Plat	0	1	0	-	1	-	-	-	-	-	-	1	_	1	-	1	1	<del>  -</del>	-	1	1	+
Gold Lake	0	1	0	1	-	-	-		-		-	1		_	1	<u> </u>	1	<u> </u>		1	1	+
Lewis	0	0	1	1	-	_	-	-	-	-	-	1		-	-	1	1	-	-	1	1	+
Mt House	1	0	0	-	-	-	-	1			-				1	-	1		-	1	1	+
Packer Lake	1	0	0	1	-	-	-	-	·-	-	_	1	-	-	1	<u> </u> -	1			1	1	+
Pearl	1	0	0	-	_	-	-	_	_	_		1	-	1	-	1	-	. 1	-	1	1	+
USFS	1	0	0	1	-		_	_	-	1	-		-	<u>  -</u>	1	<del>  -</del>	1		_	1	1	4
on	0	0	1	1	-	-	-	-		_			1	-	1	-	1			1	1	+
S860	1	0	0	1		-	_	-	-			1	-	<del>  -</del>	1					1	1	4
R25	1	0	0	1	-	-		1	-		-	-	-	<del>  -</del>		1					1	-
Henness Pass	1	0	0	1	-	-	-	_			-	-	1	-	1	<del>  -</del>	1				1	$\neg$
A 24	0	0	1	-	-	-	1_	-	_	-	-		<del>  -</del>	<del>  -</del>							-	
Maiden	0	1	0	-	_		-	-	-	-	-	1	<del>  -</del>	-	_						1	
Galloway	0	1	0	-	-	1	-	-			-		<del>  -</del>	1							-	
Lemon Cyn	0	1	0	1	-		_		-			-	1	-							1	
Rd 12	0	1	0	_		-	-		1					-			_	_	-   -		-	
Sewer Pond	0	1	0	1	_		_	_				1	-	-					-   -		1	_
N. Pork	0	0	1	1	_			-			-		1	1			_	-			1	
Hariot	0	0	1	1	_	_	-	-	-		-	1		-	- 1	-		-	-   -		1	_
Pike City	0	0	1	1	-	-		_	_		1			-	- 1				-   -	_	1	
Total	14	16	16	6 19	2	1	2	2	5	3	2	21	10	9	27	7 19	) 4	41	4 1	1 46	37	1

Notes: RE = Rear End
LT = Left Turn
DUI = Driving Under Influence
An = Animal

BS = Broadside

SS = Side Swipe
Acc = Accidents
HO = Hit Object

Implementation of CDF Fire Safety Regulations will help emergency vehicle access times to areas throughout the County.

#### Trucks

"Interstate trucks" were authorized by the 1982 Federal Surface Transportation Assistance Act (STAA) and State Assembly Bill 866 (signed into law June 28, 1983). Interstate trucks are generally wider (vehicle and load up to 102 inches) and longer (no restriction if the semitrailer in the combination does not exceed 48 feet) than previous truck standards. Interstate trucks can exit designated highways only at signed (designated) exits to access services ((1) fuel, food, lodging or repair service or a (2) terminal). Local access must be approved both locally and by Caltrans. Besides Interstate 80 and U.S. Highway 395, Highway 49 from Loyalton to Highway 60 in Plumas County are designated for interstate truck use.

No significant changes are expected in truck routes in the next twenty years.

Hazardous Waste. Potential hazardous spills could affect County waters. Regulations beyond the designation of truck routes may be necessary. Of particular concern is Highway 49 along the Yuba River. In addition, the use of Highway 89 via Sierraville as a short-cut for trucks travelling from the U.S. Army base at Herlong to I-80 is a concern; the contents of these trucks is often unknown.

# Logging Related Concerns

Logging has long been a major industry in Sierra County. Although State and Federal regulations may reduce the ability to log, logging is expected to continue to be a major industry. Logging activities are generally moved from location to location, so impacts to the road system are temporary and change from year to year. The exception is near the mill in Loyalton and the State highway. The shifting of harvest locations causes impacts to all types of roads, from dirt roads and residential streets to State Highways. Impacts of logging trucks vary from pavement degradation to noise and safety.

To regulate traffic impacts, traffic plans are required in the Timber Harvest Plans. Thus, CDF and the USFS regulate logging traffic except within communities where the County can regulate time of day passage.

#### Intercity Bus

Currently there is no intercity bus service available to Sierra County residents. Greyhound provides service between Reno, Quincy and Oroville with one daily round trip on Highway 70 and U.S. Highway 395. The service provides flag stops at Hallelujah Junction in Lassen County (junction of Highway 70 and U.S. Highway 395) and at Chilcoot, Vinton, Beckwourth, Portola

(scheduled stop), Blairsden Junction and others in route to Quincy in Plumas County. Other Greyhound service is available at Reno, Truckee or Nevada City.

Local Bus Service for the General Public. Scheduled, fixed route bus service for the general public is not available within the County. However, the County and city of Loyalton contract with the Golden Rays of Sierra County, Inc. in Downieville and the Incorporated Senior Citizens of Sierra County in Loyalton to provide prioritized public transportation for the west and east slopes of the County, respectively. The funds for these services come from the Transportation Development Act (TDA).

Taxi Service. Local taxi service is not available within the County.

School Bus Service. The Sierra-Plumas Joint Unified School District, which serves all of Sierra County and a small portion of Plumas County has contracted with a company in Loyalton and another company in Downieville to provide service to transport students to and from school.

Specialized Van Service for the Elderly and Handicapped. Transportation for the elderly and handicapped in Sierra County (except for Alleghany, Forest City and Pike) is provided by two non-profit corporations. The western half of the County has one 9 passenger van, as does the eastern half of the County. Neither vans have a wheelchair lift. The vans are owned by the Area 4 Agency on Aging and they are registered to the local agencies. There is also a private automobile program, that covers the entire County. The program provides rides to the elderly and handicapped in the private automobiles of some citizens that have volunteered to provide the service. The vans and private car program operate under guidelines established by the Area 4 Agency on Aging and the Older Americans Act.

Transportation on the senior vans is provided on an "on call" basis seven days a week by volunteer drivers. Priority is given to the elderly and handicapped but the general public may ride as space permits. There are no formal guidelines established for the prioritization of trip type, but the general preference is given to: 1) medical, 2) shopping, 3) entertainment and 4) senior activities. The only eligibility requirement of the service is that the rider be 55 or older or handicapped.

A minimum of six passengers is needed for a trip in the eastern half of the County (Loyalton area). There is no minimum in the western half of the County (Downieville area).

The western half of the County is served by the Golden Rays of Sierra

County, Inc. This organization provides transportation services to both members and non-member senior citizens. Transportation is provided within approximately a 125 mile radius of Downieville. In addition to the services provided within the County, there are regularly scheduled trips to Grass Valley/Nevada City, Marysville, Sacramento and Reno, Nevada for medical appointments and shopping. The van is also used each month to provide service to Senior Citizens' and Board of Supervisors meetings, as well as Area 4 Agency on Aging meetings in Sacramento.

The eastern half of the County is served by the Incorporated Senior Citizens of Sierra County. This organization has approximately 175 members and provides transportation services to a total population of approximately 450 senior citizens. Transportation is provided from the Senior Housing Complex to the Nutrition Center in Loyalton three times a week and other points within an approximate 125 mile radius of Loyalton. There are also trips scheduled about two times a month to Sacramento for medical appointments and shopping. While trip distances to the nutrition center are generally short, trips for other purposes, beyond Loyalton (Portola, Truckee, Sacramento and Reno, Nevada) frequently are more than 100 miles, round trip.

For requests that are turned down and for elderly and handicapped people in Alleghany, Pike and other remote areas of the County, the private car program is available. The private car program is reimbursable through the Area 4 Agency on Aging at 22 cents per mile for trips up to 100 miles. Trips are scheduled through the two local non-profit corporations (Golden Rays and Incorporated Senior Citizens) and must be approved for financial reimbursement before scheduling. Priority is given to medical emergencies, which are often to locations outside of Sierra County. This service may also be used for non-medical emergency trips by seniors and ambulatory handicapped persons residing anywhere in the County.

Transportation Survey of Elderly and Handicapped. As follow-up legislation to the Social Services Transportation Improvement Act of 1979 (AB 120), Senate Bill 157 (Mello), Chapter 1287, Statutes of 1985 added two sections to the Government Code. Section 15953 requires, on a one-time basis prior to January 1, 1987, Caltrans, with assistance from the California Association for Coordinated Transportation (CalACT), to prepare an action plan to stress coordination with existing agencies and associations involved in promoting coordinated and consolidated specialized transportation. Section 65081.5 of the Government Code now requires each Regional Transportation Plan Update, again on a one-time basis prior to January 1, 1987, to include a section specifically on the transportation needs of the elderly and handicapped persons who reside in rural areas.

Surveys developed by Caltrans and CalACT were sent to five different groups: the Incorporated Senior Citizens of Sierra County (Loyalton), the Golden Rays of Sierra County Incorporated (Downieville), the Western Sierra Community Clinic (Downieville), the Sierra Valley Community Hospital (Loyalton) and an informal group of senior citizens in the Alleghany-Forest City-Pike area.

The survey revealed that issues varied with each group and location. Generally, the senior citizens in the vicinities of Loyalton and Downieville were pleased with the transportation services, though a few expressed concern with the scheduling practices (i.e. there may be conflicts in the established trip type priorities).

The lack of van service and only the availability of the private automobile programs in the areas of Alleghany-Forest City-Pike was an area of concern. Many seniors claimed that the 22 cents per mile rate is excessive in relation to their incomes.

The fact that the existing two senior vans are not wheelchair accessible was an issue with the residents of the Sierra Valley Community Hospital. The three medical doctors in the County all have practices in Loyalton, the location of the Sierra Valley Community Hospital. The hospital is home to 28 resident-patients, 24 of whom are wheelchair dependent and four whom require assistance in walking.

Another issue was whether the non-handicapped elderly have the same needs as people of any age that are handicapped, or whether the elderly should be considered as a part of the segment of the County's general, non-handicapped population who do not have a vehicle or who do not drive.

The California Department of Rehabilitation has a program which will reimburse clients 10 cents a mile to attend vocational training. Clients must be physically or mentally handicapped. The Department may upon rare occasions provide funds for a private van or automobile to be modified to accommodate a client. Eligible clients are referred to the Department of Social Services. The County has no clients using funds from either program. The Department of Rehabilitation may also purchase bus tickets on public carriers for its clients, but there are no public carriers in the County.

Transit needs in the County are currently being met. Over the next twenty years the number of citizens in the County is not expected to increase dramatically; therefore, no significant increase in the level of transit service is expected.

#### Aviation

**Local Airports**. Air transportation is a very minor component of the transportation system in Sierra County. The terrain throughout much of the region is not conducive to flights by small private aircraft.

The one public airport in the County is the Sierraville-Dearwater Airport, which is located near Sierraville.) Although this airport is not served by a certified air carrier, it does fall under the Airport Land Use Commission Law (Public Utilities Code, Section 21670 et seq.). The airport is not currently part of the National Plan of Integrated Airport Systems (NPIAS) and is, therefore, not eligible for Federal Aviation Administration (FAA) funds. Downieville has emergency landing facilities which are used by California Highway Patrol (CHP) helicopters to transport emergency medical cases to Reno.

Issues regarding compatibility of land uses around the airport are presented in the Land Use Element.

Commercial Air Service. Cannon International (Reno), Sacramento Metropolitan and San Francisco International Airports are generally the airports that are used by Sierra County residents requiring commercial airline service. Public transportation is not available within the County that provides ground transportation to these airports. Air freight in the County is limited to occasional service by private aircraft.

Helicopters are utilized on some lumber contracts to transport the logs from where they are cut to a landing area where they are loaded onto trucks for transport to the mills. These heliport loading zones are not open for general public use.

There has been a need expressed for a helicopter landing area, for emergency medical evacuation, in both the western and eastern sides of the County.

#### Railroads

Sierra County is currently served directly by the Loyalton Branch of the Union Pacific Railroad. The Loyalton branch is a 12-mile branch line that extends from Hawley Junction in Plumas County to a terminus just south of Loyalton. This branch primarily serves the lumber industry, however, a team track is available to the general public.

Another Union Pacific branch line, the Reno branch, connects Reno Junction on the Union Pacific mainline rails in Lassen County with the Southern Pacific Transportation Company mainline tracks in Reno, Nevada. This branch, which parallels U.S. Highway 395 and Long Valley Creek as it passes through the northeastern tip of Sierra County, is currently closed due to a tunnel collapse.

Union Pacific Railroad is investigating the possibility of reopening this line.

The Southern Pacific Transportation Company's double mainline track passes through the southeastern tip of Sierra County, paralleling Interstate 80 and the Truckee River. The route follows the historic Overland Route. Union Pacific's Reno branch and Southern Pacific's mainline tracks do not directly serve Sierra County. However, there are team tracks available for general public use on the Southern Pacific mainline tracks in both Truckee and Reno.

Passenger service (Amtrak-California Zephyr) operates daily over the Southern Pacific mainline tracks. It has stops in Truckee at the newly renovated station, Colfax and Reno. Long term passenger rail improvements planned include the installation of commuter rail service between Sacramento and the Bay Area. Plans have the service being extended to Colfax.

The County's rail network was much more extensive in years past. The Verdi Lumber Company laid almost 66 miles of standard gauge track in the County. Their mainline track connected Merrill to the Southern Pacific mainline track at the company's headquarters near Verdi, Nevada. The railroad operated between 1901 and 1926 and was ended in May 1927 as the result of numerous forest fires and floods. The Boca and Loyalton Railroad operated almost 60 miles of standard gauge mainline, branch and spur track between 1897 and 1917. The railroad provided service between the Southern Pacific mainline track at Boca in Nevada County and Merrill, Loyalton, Beckwourth (at its' junction with the nowdefunct Western Pacific Railroad) and Portola. Western Pacific Railroad operated a branch line from Beckwourth to Calpine at one time. The Clover Valley Lumber Company (1917-1957) operated on its own tracks south of Loyalton and had trackage rights over the Boca and Loyalton tracks to the Western Pacific Railroad tracks. Other railroads in the County that were operated by lumber company's include; Marsh Logging Company (Loyalton), Davis Johnson Lumber Company (Calpine), Feather River Lumber Company (Loyalton) and Hobart Estate Company (Hobart Mills).

Because of the absence of heavy industry, the decline of the lumber industry, the regulation of the railroad industry, the competitiveness of trucks on highways, and the mountainous terrain in the County it is doubtful that railroad service in Sierra County will ever play a major role in the County's transportation system or economy.

Water

The lakes, rivers and streams in the County are used extensively for **Transportation** recreation purposes, however, they are not considered as viable transportation facilities.

# Pipelines and Transportation Lines

Pipeline and electrical transmission lines are significant interregional elements. Locally they have an effect on land use in the area of the facilities. One major pipeline follows the Southern Pacific Transportation Company mainline tracks through the southeastern part of the County.

The Sacramento Municipal Utility District (SMUD) and the Sierra Pacific Power Company (SPPCo) of Reno are constructing a 345 Kilovolt electric transmission line intertie between their respective operating areas. The line is traversing through Sierra County south of Stampede Reservoir then heading generally in a northeasterly direction and crossing into Washoe County about 2.5 miles north of Verdi, Nevada.

Sierra Pacific Power Company is proposing a 345 KV intertie from Alturas to Reno, including a substation in Long Valley, Sierra County. This issue is further discussed in the Public Facilities Element.

## Recreational Traffic

During summer months Sierra County experiences an influx of recreational related traffic. People come to use the County forest areas, visit towns, or to pass through the County on their way to recreational areas in Nevada County, Plumas County, Lassen County or other regional locations. Tourism is an important part of the economy the County and related needs should be addressed in any future circulation plans for the County. The following sections present some of the special needs of recreation traffic.

**Bicycle Routes**. There are no designated local or interregional bicycle routes in the County. It is recognized that bicyclists can and do use the State and County road system. The shoulders of the 1.6 miles of Interstate 80 in the County are also open to use by bicyclists.

Caltrans widens and paves highway shoulders wherever economically feasible and warranted. However, due to severe terrain, high construction costs, environmental concerns and very limited funding, these improvements are few and far between.

Demand for Forest Service roads by mountain bikers, recreationists, and timber interests are causing a maintenance/safety problem. Logging trucks create increased maintenance due to their weight. In turn, these roads then become less useable and less safe for other vehicles. In addition, the joint use of these roads by mountain bikers and recreationists and logging trucks causes a safety problem.

Many of the County roads are narrow and winding with steep grades and unpaved shoulders. There are no plans to post any of these roads as bicycle

routes within the County as this may attract individuals who are unaware of the potential dangers on these narrow and winding mountainous roads.

Trails. Sierra County has many trails, both primitive and maintained, scattered throughout the National Forests. One interregional trail of significance is the Pacific Crest Trail which extends from Mexico to Canada along the crest of the more rugged mountain ranges of the West Coast. The components of the Pacific Crest Trail are the Cascade Crest Trail in Washington, Oregon Skyline Trail in Oregon and the John Muir Trail in California. The trail is a part of the National System of Recreational and Scenic Trails established by the "National Trails System Act" of October 2, 1968. Over 1,600 miles of the 2,500 miles of this trail are in California. The location of the trail in Sierra County is shown on Figure 4-1. The trail is maintained by the United States Forest Service. Motorized vehicles are not allowed on the trail.

Other than the John Muir Trail there are no other trails in Sierra County that are part of the California Recreational Trails System. However, the County possesses over 20 registered recreation trails and most are maintained by the US Forest Service. Additional trail construction is being contemplated.

Snowmobiles use many of the trails in the County during the winter months for recreational purposes. A number of trails for use by snowmobiles have been constructed in the County and several more are planned. As these trails are recognized as recreation oriented and generally not used as transportation facilities, they are; therefore, not included as a part of this Regional Transportation Plan.

Construction of new trails and snow play areas would attract additional visitors to Sierra County.

#### GENERAL PLAN BUILDOUT: CIRCULATION NEEDS

This section describes the impacts of buildout under the General Plan Land Use diagram on the circulation system of Sierra County. Projected traffic volumes, general levels of traffic service and the impact of future development on specific locations are discussed.

## Projected Traffic Volumes

Daily traffic volumes were projected for the major street network based on the traffic generation of the land uses contained in the General Plan at full build-out population and employment. Table 4-8 shows the expected growth in countywide traffic at General Plan build-out. The traffic growth was assigned to the roadway system in Sierra County and results are show on Figure 4-6. Through-traffic on the State Highway system (State Route 49 and 89) was estimated based on historic growth in highway traffic over the last 20 years.

In general, the increase in traffic on roads within the County will result in increased maintenance needs and, with increase winter recreation activities in the County, a more active snowplowing program.

#### **State Highways**

The most significant traffic increases are expected on the State highways in the Sierra Valley area of the County. The reason for the increase is due to residential land use growth in Sattley, Loyalton and Sierraville and industrial/employment growth in the Loyalton area and in Plumas County. Traffic levels on State Route 89, south of Sierraville are projected to exceed LOS C (Level of Service C). All other segments of the State Highway system are projected to be operating at LOS B or better. The results of the analysis are shown in Table 4-3. To improve the level of service on these facilities improvements such as shoulder widening, installation of passing areas and curve improvements are recommended.

With total buildout of the General Plan, State Route 49 from the Yuba County Line to Sierra City, and from Sierraville to Loyalton are projected to be operating at LOS C. On State Route 89, the section between Sierraville and Calpine is projected to be operation at LOS C and the section south of Sierraville is projected to be operating at LOS E. To improve the level of service on these facilities improvements such as shoulder widening, installation of passing areas and curve improvements are recommended.

Table 4-5
SIERRA COUNTY RECREATION TRAFFIC AREAS OF CONCERN

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 49, Yuba Co. Line to Sierra City	None		Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 49, Sierraville to Loyalton	None		Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 89, Sierraville to Calpine	None		Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 89, south of Sierraville	Passing lanes, shoulder widening, etc.	Gas Tax, etc.	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.

SOURCE: Pactrans, 1993.

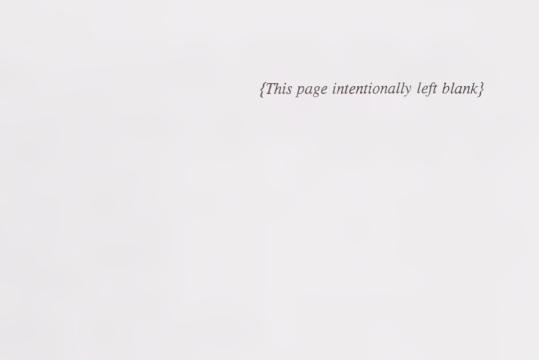
#### Local Roadways

Smithneck Road, south of State Route 49 is projected to be operating at LOS C with growth in the Sierra Brooks development and more intensive use of industrial lands south of the Loyalton city limits. Jackson Meadows Road, west of State Route 89, and Gold Lake Road, north of State Route 49 are projected to be operating at LOS C. All other County roads are projected to be operating at LOS B or better. No improvements are recommended to any county roads to increase capacity.

At buildout of the General Plan the following roads are projected to be operating at LOS C or worse: Smithneck Road, between Sierra Brooks and State Route 49 (LOS D), Smithneck Road, south of Sierra Brooks (LOS C), Jackson Meadows Road, west of State Route 89 (LOS C), Gold Lake Road, north of State Route 49 (LOS C) and Ridge Road, State Route 49 to Pike (LOS C).

Table 4-6
SIERRA COUNTY LOCAL ROADWAY AREAS OF CONCERN

C.EITHA COUNT	I LOCAL ROADINA	TARLAG OF O	OTTO ETAIT	
Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvemen t Needed	How Funded
Smithneck Rd, Sr 49 to Sierra Brooks	Shoulder widening	Future Development	Turn lanes at intersections , shoulder widening	Future Development
Smithneck Road, south of Sierra Brooks	None		Pave road, Increased maintenanc, e	Forest Service, Future Development
Jackson Meadows Rd	Shoulder widening	Future Development	Shoulder widening	Future Development
Gold Lake Rd	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
Ridge Rd	None		Shoulder widening, turnouts	Future Development



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Table 4-7
TRIP GENERATION ANALYSIS

Location	Existing Trip Generation	General Plan Build-out Trip Generation
Alleghany	1,066	1,705
Bassetts	514	996
Calpine	1,473	3,090
Downieville	2,217	3,491
Goodyears Bar	350	1,107
Loyalton ¹	1,497	2,781
Pike	544	1,505
Sattley	618	1,845
Sierra Brooks	1,196	3,933
Sierra City	4,083	7,197
Sierraville	3,701	10,069
Verdi	621	5,309
Other County	7,146	13,095
Total	25,026	56,117

Notes:

1 = Does not include areas within the City of Loyalton city limits

#### Special Study Areas

Old Truckee Road ~ Old Truckee Road currently acts as a long cul-de-sac, as the paved section of the road ends prior to the crossing of Cottonwood Creek. South of Cottonwood Creek the road becomes an unpaved road with some areas of steep grades. The road basically serves residential land uses and resort activities (Canyon Ranch). Build-out of the General Plan land uses along this road will increase traffic volumes. This is likely to increase delay at the intersection of Old Truckee Road and State Route 89 and could reduce the quality of life along the road. In addition, increased development along a road that is essentially a dead-end street could present a problem for emergency vehicles or evacuation of the area during a fire. A secondary access to State Route 89 will need to be developed if the area develops out completely. (See Figure 4-9)

Balls Ranch Road ~ An access road would need to be constructed/improved in the event of approval of a specific plan for a destination resort. The configuration, location and dimensions of any road improvement will be determined as part of the approval of the specific plan.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Emergency Access	Second access	Future Development	Second access	Future Development
Car	mphall Hat Sprin	ac/Airport Industri	al Area in Sigraville	~ Evpansion

Campbell Hot Springs/Airport Industrial Area in Sierraville ~ Expansion of the Campbell Hot Springs resort can be served via an unpaved (gravel) road provided that traffic levels do not exceed 300 vehicles per day (LOS B for a two-lane unpaved road). If daily traffic volumes exceed 300 vehicle per day then a two-lane paved collector road should be constructed to the resort. (See Figure 4-9)

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	ow Funded
Campbell Hot Springs Rd	Pave road	Future Development	Pave road	Future Development

Smithneck Road from State Route 49 to Sierra Brooks ~ Potential development along Smithneck Road (Sierra Brooks build-out and recreation use on the Occidental Lands) is projected to cause Smithneck Road to operate at LOS D. Land uses that would access Smithneck Road should be monitored to limit development to a total of 1,800 vehicle per day (LOS C).

**Carmen Valley** ~ Development of recreation uses in the Carman Valley area would impact Westside Road, State Route 89 and Calpine Road. If recreation uses similar to Canyon Ranch, in Sierraville, were developed then traffic impacts to the surrounding roads are not projected to be significant. No improvements are needed.

**Sattley Area** ~ Development of planned residential lands and redevelopment of the mill site north of Sattley would add traffic to State Route 89 and is likely to require improvements, such as turn lanes, in the mill area. To limit the improvements access to the two development areas should be planned carefully. To accomplish this goal the following recommendations are presented and shown conceptually on Figure 4-8.

 Access to the residential area should be limited to a loop road through the development. Direct access from residential land uses to State Route 89 should be restricted.  Access to the mill site should be accomplished via an internal road system that would have two access locations on State Route 89. No direct driveway access should be allowed onto State Route 89.

**Calpine Area** ~ Development of planned residential areas south and southwest of Calpine will require additional roadway improvements connecting to State Route 89.

Area of Concern	Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 89	Left turn lanes at intersections	Future Development	Left turn lanes at intersections	Future Development
Internal road system	Construct road system to Co. Stds.	Future Development	Construct road system to Co. Stds.	Future Development

Improvement

Loyalton-Garbage Pit Road Industrial Area ~ Development of the planned industrial area in the Garbage Pit Road area east of Loyalton should include a second access road (in addition to Garbage Pit Road) and addition of right and left turn lanes on State Route 49 at Garbage Pit Road and the access to the industrial area. No direct driveway access should be taken off of State Route 49.

Area of Concern	Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 49	Left turn pocket on SR 49	Future Development	Left turn pocket on SR 49	Future Development

Bassetts Area ~ Gold Lake Road could need to be improved with the buildout of the General Plan for the Bassetts area or if more intensive recreation activity were to be allowed in the Gold Lake area. Improvements would include addition of turn lanes at intersections, addition of passing lanes/turnouts and limiting of driveway/street access. Winter recreatioon uses of Gold Lake Road need to be identified and analyzed in greater detail to mazimize public access and availibility of recreation areas.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Gold Lake Road	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
SR 49	Chain install lane	Future Development	At Gold Lake Ramp	Future Development

**Downieville-Gold Bluff Road** ~ Gold Bluff Road is a narrow one to two-lane road serving land uses on the west side of the Downie River in north Downie-ville. Additional residential development along this road will increase the potential for conflict between vehicles along the road. To reduce the possibility of conflict without widening the road to two-lane standards, which could result in impacts to the surrounding environment, turnouts should be installed along the road at 250 to 500 foot spacing, depending on the ease of installation. Onstreet parking should be prohibited.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Gold Bluff Rd	Add turnouts	Future Development	Add turnouts	Future Development

Goodyears Bar Area ~ Buildout of the General Plan in the Goodyears Bar Area is expected to generate increased traffic levels, particularly on Goodyears Creek Road, but the traffic should be able to be accommodated on the existing roadway system. If development occurs north of the existing County Corporation Yard, north of Goodyears Creek, the existing one-lane bridge over Goodyears Creek would need to be replaced with a two-lane bridge and a turn around would need to be constructed on Goodyears Creek Road.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Goodyears Creek Rd	Add turnaround	Future Development	Add turnaround, improve bridge	Future Development

# PUBLIC FACILITIES ELEMENT GENERAL PLAN 2012



## **JULY, 1996**

# 5. Public Facilities Element

# **Background Report**

## Issues

The following related issues were raised at the public General Issues Workshops:

### Table 5-1 SIERRA COUNTY PUBLIC FACILITIES ISSUES

General Concern

There is an existing problem of deterioration of public facilities — we need a County-wide inventory.

There is a need for fire, library and hospital districts.

Concern was raised as to the ability of private public facility providers to continue providing public type services as the population of Sierra County continues to grow. In addition a primary concern was expressed over the County's ability to provide county-wide public services without substantially increasing taxes on County residents. While most County residents generally accept rural levels of service for their public services, there is a desire and a need to upgrade basic safety services such

as fire/police protection and hospital services. In addition, deteriorating school facilities are in need of repair and/or replacement.

**Television** 

We need a special district for cable televisions.

**Financing** 

We need a long range analysis of the private sector providing public facilities, accruing depreciation, and infrastructure planning.

Funding mechanisms need to be developed for needed public facilities districts.

The County should apply for Proposition 2 (or other) money to help fund needed public facilities to meet infrastructure needs on a demand basis.

The County should be a facilitator and technical advisor for small districts applying for grants.

The County's policy of relying heavily on volunteerism cannot continue and must be changed.

The small population of Sierra County and the reduction in the County's Timber production receipts makes funding of needed basic public facilities a primary issue. It appears that the State is moving toward eliminating return of most or all of the property tax to the County which will require the County to further cut costs and/or look for other revenue sources.

**Sewage Treatment** 

Downieville needs a sewage disposal and treatment system.

Sewage Disposal

The need for sewage treatment plants to serve some communities within the County is a primary concern as these communities continue to grow. No community could afford the expense alone and would need either County or State funding assistance. There is a need for the County to take an active role in assisting communities in securing grants and low interest loans to fund these facilities.

Solid/Hazardous Waste

The County solid waste dumps are open and un-guarded and in the long run this needs to be changed.

The County needs to regulate any proposed nuclear dump site at the headwaters of Downieville's drinking water. (A private company apparently proposed this at one time.)

Parks and Recreation

We need a County-wide Parks and Recreation Committee for coordination of funding and facility development.

There is only one multi-use field in the County. The County needs to develop more multi-use fields.

The County needs more public meeting places distributed throughout the County (e.g., Loyalton would be good).

The County should investigate the feasibility of using churches for meeting halls.

Meeting places are needed in Verdi.

### **Water Supply**

The County has many small water systems which may not be legally adequate or meet State or local laws. This is a sensitive issue which should be addressed.

The County needs to assist water districts in fulfilling state Department of Health Services standards and inspections.

### Sheriff's Department

The Sheriff's Department could use more deputies; current staffing levels of the Sheriff's Department may be inadequate to patrol the County's 956 square miles.

### **Fire Protection**

Increased level of fire protection needed.

# County Services Provided to Loyalton

Some concern was expressed during the General Plan process that the City of Loyalton was not paying its fair share of the services provided by the County. These primary issues surfaced:

- 1) Could Loyalton pay actual costs of County Services if the County stopped providing them?
- 2) What additional services is the County providing that wouldn't be necessary if additional areas annexed to the City?
- 3) What are the implications of disincorporation of the City?

While each of these issues may not have resulted in the development of a related policy (as a result of Planning Commission discussion), the list is included here as a record of the full range of concerns discussed.

The following section includes background discussion of the key issues in greater detail.

# **Background Discussion**

### Schools

The Sierra-Plumas Joint Unified School District (District) encompasses all of Sierra County and 30% of Plumas County. Since the District is unified county-wide, the District's governing board functions also as the County Board of Education; and the Offices of the District and County Superintendent of Schools are currently independent offices yet the office has at times been held by the same person. District wide enrollment as of September 1992 was 826 students. District staff consisted of 47 full-time teachers, 6 special education teachers, and one part-time teacher. The District's offices are located in Downieville (Sierra-Plumas Joint Unified School District, 1992) and the County office is located in Loyalton.

There are six schools within the District, and all are located within Sierra County. Table 5-2 below lists each school and the communities they serve:

Table 5-2 SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT SCHOOLS AND SERVICE AREAS

		Enrollment		Capacity	
School	Communities Served	Existing enroll-ment	Plumas\ Cnty Res. Only	Current overail capac.	% of Capa- city
Pliocene Ridge (K-12)	Alleghany, Forest, Pike	82		175	47%
Downieville (K-12)  Goodyears Bar, Downieville, Sierra City, Indian Valley, Coyoteville, Bassetts		139	_	325	43%
Loyalton Elementary (K-5)	Vinton, Chilcoot, Loyalton, Sierra Brooks.	250	70	175	+143%
Loyalton Intermediate (6-8)	Sattley, Calpine, Sierraville, Loyalton, Sierra Brooks and the above mentioned Plumas Communities	145	23	175	83%

			lment	Capacity	
School	Communities Served	Existing enroll-ment	Plumas\ Cnty Res. Only	Current overall capac.	% of Capa- city
Loyalton High (9-12)	Sierra Brooks, Calpine, Loyalton, Sierraville, Sattley, and the above mentioned Plumas County Communities	140	35	248	56%
Sierraville (K-6)	Sierraville, Sattley, Calpine;	70	_	70	100%
Total Number of St	udents Enrolled	826			

SOURCE: Sierra-Plumas Joint Unified School District, 1992.

The enrollment trend for the past ten years is presented below.

Table 5-3
SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT
1983-1992 ENROLLMENT

		Loyalton		Down-	Plio-	Sierra-	
Year	K-5	6-8	9-12	ieville	cene	ville	Total
1992-1993	250	145	140	139	182	70	826
1991-1992	248	128	144	132	37	81	770
1990-1991	244	110	139	133	34	74	734
1989-1990	243	80	144	129	49	74	719
1988-1989	198	84	136	114	78	53	663
1987-1988	210 (K-6)	62 (7-8)	131	123	56	52	634
1986-1987	197	66	116	122	55	48	604
1985-1986	205	78	134	128	61	52	658
1984-1985	171	72	141	150	77	62	673
1983-1984	187	65	151	144	67	58	672

SOURCE: Sierra-Plumas Joint Unified School District 1992.

The table below (Table 5-4) illustrates the size of each school in both acres and classrooms and the number of teachers at each school.

Table 5-4
SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT FACILITIES
(Acreage/# Classrooms/Teachers)

			Full-	Spec.	Part-
School	Acres	Description	Time	Ed	Time
Loyalton K-5	8.44	7 Classrooms; 2 District/1 County portable (1960's)	12	2	_
Loyalton 6-8	3.6	7 Classrooms; 1 portable (1940's)	6	1	_
Loyalton 9-12	4.13	10 Classrooms; 1 County portable (1960's)	12	1	
Pliocene Ridge	20	7 Classrooms (1982)	5	1	
Downieville	3.16	13 Classrooms (2 to 40 yrs old)	9	1	1
Sierraville	1.78	3 Classrooms; 1 portable (1931)	3	_	

SOURCE: Sierra-Plumas Joint Unified School District 1992.

Transportation to and from the schools is provided by contract from two private companies. Downieville Motors Company provides bus service to the western slope of the County and operates six buses out of Downieville. White's Transportation Company provides bus service to the eastern part of the County and operates their buses out of Loyalton.

#### Needs

District Superintendent Michael Moore indicated that the District does not have the money necessary to build or replace school facilities currently needed. The Loyalton Intermediate School is in need of replacement. (Cost estimates to repair the school are approximately 70-75% of new school costs.) In addition, the Downieville School needs shower and locker facilities for the gym and a cafeteria for the school. Lunches are prepared for students at the Downieville Community Hall or provided by independent contractors.

The District had considered placing a tax override measure on the November 1993 ballot in order to raise the necessary funds for the needed improvements at the Loyalton and Downieville Schools. However, a District-funded survey indicated that a tax override measure would not receive the necessary two-thirds vote needed to pass. The survey indicated that only 50-60% of the population supported the tax override proposal. The District has no immediate plans to attempt to raise necessary funds through tax overrides or bond measures. To reduce costs, the School Board is drafting a new policy to require non-school related use of District facilities to reimburse the District for heating, lighting and custodial costs.

The District's 1992-1993 budget is \$5.2 million; the previous year's budget was approximately \$10 million (Michael Moore, Personal Communication, September 1992).

# Target Level of Service

As discussed above, the District is below preferred levels of service in a number of areas. However, the key indicator of acceptable service levels is school overcrowding. Thus, the target level of service in this General Plan is that of no schools operating over planned student capacity.

# Fiscal Concern / Finance Recommendations

School District finances have been worsening because of falling timber receipts, and State cutbacks in the post Proposition 13 era. The District does currently assess State-allowed development mitigation fees of \$1.65/square foot of residential development and \$0.26/square foot for commercial development. Mr. Moore indicated that these fees are not adequate to cover the cost associated with housing students from new development. No school bond issues or tax overrides have been passed in the District since the late 1960's.

However, the County can assist in lessening impacts to the School District in a number of ways:

Encouragement of the timber industry to ensure continued timber receipts. The General Plan attempts to take a stand in this area in its timber management policies and in the preservation of large minimum lot sizes outside of Community Areas to foster timber production as well as reduce land use conflicts with timber operations on private and public land.

- Reduction in building permit issuance. This is not considered necessary because of the low growth rate historically experienced and projected into the future in the County.
- Cooperation in collecting fees. The County can cooperate with the School District in collecting State allowed development mitigation fees levied by the District.

Although some local governments have imposed an additional "voluntary" development impact fee for school facilities, increasingly this subject area is clouded by conflicting court decisions. Pending the outcome of the ballot measure on school bond issues in 1994 (authorization for majority voter approval) the best position that can be taken on school impact fees is that they are held to the cap imposed by state law. These fees do not produce sufficient local revenue to finance new construction even if State resources are available to local districts and most often State resources are absent.

Therefore, an alternative funding mechanism is necessary to supplement the impact fees. A Community Facilities District is the best way to do this. Not only does the District offer a financing source that is exempted from the cap on impact fees, it allows the properties subject to the added costs to amortize payment over a period of years.

The County should cooperate with and encourage the District to explore use of these financing mechanisms. School impacts should be considered in all development approvals and participation in any financing mechanisms formed in cooperation with the School District should be mandated.

## Water Supply

### Introduction

Most of the County's population living in or near the various communities are served by one of the numerous public and/or

privately owned water utilities. The Sierra County Planning Department has identified 17 individual water companies operating in the County serving anywhere from 3 to 200+ individual customers. In Sierra City alone, there are nine different privately owned water companies. The remainder of the County's residents not connected to one of these public/private water utilities have either tapped into springs or surface water supplies, or have dug their own wells. The following is a brief description of public and private water utilities which responded to the General Plan Questionnaire mailed to them. The level of detail in describing each facility varies due to the information available from the owners/ operators of various water systems.

### **Sierra City**

• The Sierra City Water Works Company is owned and operated by C.K. Smith and provides domestic water supply for approximately 80 residences within Sierra City, including the Sierra Skies R.V. Park. According to Mr. Smith, the water company derives its water from groundwater through three horizontally drilled bore holes in bed rock. The system has a maximum supply capacity of 200 gallons per minute and is not experiencing any water quality problems at this point. Mr. Smith indicated that the system is not chlorinated but a 5 micron filter provides filtration and is changed every 15 million gallons. The water company charges a flat rate of \$24.00 per month and requires new connections to pay the actual costs associated with connecting to the system.

ADDITIONAL HOOK-UP CAPACITY: Mr. Smith indicated that available capacity within the existing system would accommodate approximately 100 new connections. In addition, Mr. Smith noted that future improvements needed to the system would allow additional connections. These, planned improvements include storage capacity for fire protection, installation of meters and new distribution lines to serve future connections.

• The Buttes Road Mutual Water System is a privately owned water company which services 10 residences in Sierra City. The company derives its water supply from a spring which gravity flows to an 850 gallon and a 1200 gallon storage tank. There are two fire hydrants charged from the company's distribution lines. Each residence is responsible for maintenance of the distribution system on their parcel and the cost of any work needed on the main

supply, storage and distribution system is divided among the ten members of the water company.

ADDITIONAL HOOK-UP CAPACITY: In response to the questionnaire that the Buttes Road Mutual Water System is not interested in expanding their facilities to serve new development.

Herringtons Water System is a private water company owned by
Mike Herrington serving 3-4 residences in Sierra City. Mr.
Harrington indicated that the system derives its water from a
groundwater fed spring located on his property. The gravity flow
system supplies water to one private fire hydrant.

ADDITIONAL HOOK-UP CAPACITY: Mr. Herrington indicated this private water system is not interested in expanding its service to any additional existing or new development in Sierra City.

The Maple Grove Mutual Water Company is privately owned and serves 22 developed and 5 undeveloped parcels in Sierra City. The company shares the water system with the Kentucky Mine, R.R. Lewis, and Tschopp water companies. The water source comes from groundwater supplies through an old tunnel in the Kentucky Mine and off of the Sierra Buttes at approximately the 5,000 foot level. There are no known water quality problems associated with the supply source and fire hydrants are provided in the distribution system. The company does not charge hook up fees and monthly fees are \$10.00.

ADDITIONAL HOOK-UP CAPACITY: Chairman of the Board Victor Fink indicated the water distribution and storage system is "about peaked out" at this time and more storage capability would be needed to expand service in the future. However, Mr. Fink indicated that expansion would not be feasible due to the source of water being shared with two other water companies and the Kentucky Mine. In addition any expansion of use of the water source requires approval from all owners.

It should be noted that the Maple Grove Water Company owns surface water diversion rights not currently serving used to the North Yuba Hydraulic Unit. The company has rights to divert approximately 14,000 gallons per day. This could serve approximately 17 dwelling units.

R.R. Lewis Water Company is privately owned and serves approximately 92 residences (47 full-time and 45 part-time) in Sierra City. The company shares one of its sources (Wixon Spring) with the Kentucky Mine, the Tschopp Water Company and the Maple Grove Mutual Water Company. The source comes from groundwater stored in an old tunnel that was part of the Kentucky Mine, the Wixon Spring, and Anderson Spring. The water then gravity flows through underground pipe down from the 5,000 foot level of the Sierra Buttes to 3 water storage tanks.

ADDITIONAL HOOK-UP CAPACITY: There are currently approximately 70 inactive connections that would give an ultimate potential of 162 connections within the water district. However, expansion of the existing system beyond the 162 connections would appear to be infeasible due to the shared source of the water as discussed above for the Maple Grove Mutual Water Company.

It should be noted that the R.R. Lewis Water Company owns surface water diversion rights not currently used to the North Yuba Hydraulic Unit. The company owns rights to divert approximately 20,000 gallons of water per day from the North Yuba River. This would be enough water to serve approximately 239 dwelling units. Currently, water from the North Yuba River provides for fire protection only.

• The Tschopp Mutual Water Company is privately owned and serves approximately 6-7 residences in Sierra City. The company shares the source of its water supply with the Kentucky Mine, Maple Grove Mutual Water Company, and the R.R. Lewis Water Company. The source comes from groundwater stored in an old tunnel that was part of the Kentucky Mine. The water then gravity flows through underground pipe from the 5,000 foot level of the Sierra Buttes to a 15,000 gallon water storage tank. There are no known water quality problems associated with the supply source.

ADDITIONAL HOOKUP CAPACITY: The expansion potential or willingness to expand the Tschopp Mutual Water Company service area is unknown at this time. However, expansion would appear to be infeasible due to the shared source of the water supply and the need to obtain approval from the other users. Victor Fink, Chairman of the Maple Grove Mutual Water Company indicated that there has not been a willingness among the companies who

share the source to allow expansion of each other's use of the water source.

It should be noted that the Tschopp Mutual Water Company owns diversion rights not currently being used to the North Yuba Hydraulic Unit that would allow diversion of up to approximately 39,000 gallons per day. This is enough water to serve approximately 46 dwelling units.

The Bassetts Station Water Company is privately owned and serves Bassetts Cafe and a three-unit motel. The company derives its water supply from groundwater at a depth of 175 feet. The system has a capacity of 25 gallons per minute. Owner Lee Dougherty indicated that this supply is adequate to serve the needs of Bassetts station and no other adjacent parcels are connected to the system.

ADDITIONAL HOOK-UP CAPACITY: Mr. Dougherty indicated in response to the questionnaire that he is not interested in expanding the water system to serve adjacent parcels.

Sierra City Water Needs New development within Sierra City will need to rely on expansion of the existing water company facilities, or creation of new water companies. At buildout, the Sierra City community could accommodate 639 residences and associated commercial uses. No high water demand commercial or industrial uses are envisioned at this time. However, growth is expected only at approximately 1.4% annually, or 90 new dwelling units during the Plan's life. As a result, it is unreasonable to assume that water facilities can be provided incrementally, though fees will need to be adjusted to meet improvement needs. The 100 unit additional capacity in the Sierra City Water Works system could provide growth potential for approximately 25 years, beyond the life of this Plan. It would appear the existing water companies have sufficient water rights to serve buildout of the entire community.

### **Alleghany**

The community of Alleghany is serviced by the Alleghany County Water District (ACWD). The source of the water supply are springs that gravity flow to a pump house. The springs and pump house are located on land owned by the Original 16-1 Mine. The 16-1 Mine has leased the land to the ACD for 99 years for \$1.00. Two ACWD pumps then convey the water to a 150,000 gallon storage tank that serves 59 lots by gravity flow in Alleghany. The Original 16-1 Mine shares this source with ACWD but not the ACWD distribution lines.

In 1978 the ACWD upgraded its system with a \$210,000 FHA 50/50 grant/loan. According to Officer Manager Donna Hauck, the water system underwent major improvements at that time. The District is currently repaying the loan portion of the funding from monthly operation revenues.

The District has recently received a \$498,000 HUD grant which will enable the District to come into compliance with new EPA filtration requirements for water companies whose source is surface water supplies. In addition, the grant will allow the ACWD to upgrade its 2-inch main and replace three old fire hydrants.

The ACWD currently charges an \$800 hook-up fee that includes a \$300 storage and transmission fee. Current monthly service fees are \$15.00 for residences and \$18.00 for commercial or multiple dwelling units for the first 10,000 gallons of water.

ADDITIONAL HOOK-UP CAPACITY: According to Joe Hauck, there are approximately 15 undeveloped lots within the ACWD that will eventually be served by the District. Mr. Hauck indicated that the District has sufficient water supply and distribution capacity to serve additional residences if housing densities increase.

### Alleghany Water Needs

New development within Alleghany will need to be served by individual wells or hook-up to the ACWD. At buildout, the community of Alleghany could accommodate 107 residences and associated commercial uses. High water demand uses could include expanded 16-1 Mine processing operations. Mike Miller, President of the Original 16-1 Mine indicated water demand would be seasonal and could average 35,000 gallons per day when the mine is in full operation. The present owners of the 16-1 have not experienced any water supply shortage. However, Mr. Miller indicated the previous owners had stated that intensive mining in

the past had resulted in some water supply shortages. It should be noted that the increase in industrial acreage requested in Alleghany by the 16-1 is not expected to result in water intensive uses. The proposed ten acre site could be served by the mine's water system or the ACWD.

Growth in Alleghany is expected to be significantly below the 1.4% annual rate expected county-wide or approximately 15 new residential units during the Plan's 20 year period. As a result, it is reasonable to assume that water facilities can be provided incrementally, though fees may have to be adjusted to meet improvement needs.

It should be noted that the ACWD owns North Yuba Unit surface water rights that would allow them to divert approximately 33,000 gallons per day. This would be enough water to serve approximately 48 dwelling units. The ACWD is not currently exercising these rights.

### Sierraville

The Sierraville Public Utility District (SPUD) provides domestic water supply from two springs located near Nichols Hill Road which gravity flows to a lined reservoir with a storage capacity of 300,000 gallons. This source is shared on a seasonal basis with the Liahona Camp. The springs are capable of providing approximately 210,000 gallons per day. According to SPUD Board Member E. Bruce Franks, the District charges a monthly fee of \$15.00 and the water system could easily be expanded to serve future development. However, Mr. Franks noted that approximately two-thirds of the SPUD's distribution system is in good shape with the other one-third needing some sort of system upgrades/repairs. The SPUD does provide fire hydrants within their service area in Sierraville.

ADDITIONAL HOOK-UP CAPACITY: According to Mr. Franks the system has available capacity remaining. However, SPUD is not interested in expanding their service at this time.

## Sierraville Water Needs

New development within Sierraville will need to be served by individual wells, connect to the SPUD (if current policy changes), or create a new water company. At buildout, the Sierraville community could accommodate 505 residences and associated

commercial uses. No high water demand commercial or residential uses are envisioned at this time. The 210,000 gpd capacity of SPUD's springs could support approximately 250 residences if SPUD agreed to expansion of its distribution system. In addition, growth is expected only at approximately 1.4% annually or 19 new residences during the lifetime of this Plan. As a result, it is reasonable to assume that water facilities can be provided incrementally, either by individual lot owners through drilling of wells, expansion of the SPUD, or through establishment of private water companies to serve multiple lots. If a community water system is established, fees will need to be established and adjusted to meet improvement needs.

### Goodyears Bar

The Goodyears Bar Water Company services approximately 12 residences with untreated surface water drawn from Woodruff Creek. The water system consists of a wing dam holding pond with distribution through a series of aqueduct settling tanks. According to owner Betty Smart, there are not any identified water quality problems although the water storage and conveyance system is not enclosed.

ADDITIONAL HOOK-UP CAPACITY: Ms. Smart indicated there that is no desire to expand the system due primarily to the cost of upgrading. In addition, a number of the existing users do not pay any monthly fee on a regular basis. Other residences in Goodyears Bar are either on wells or divert water from other surface water supplies.

### Goodyears Bar Water Needs

New development within Goodyears Bar will need to be served by individual wells, creation of new water companies, or expansion of existing systems. At buildout, the Goodyears Bar community could accommodate 87 residences and associated commercial uses. Commercial and industrial uses allowed near the County Yard could create additional demand. However, growth is expected only at approximately 1.4% annually or 12 new dwelling units during the life of the Plan. As a result, it is reasonable to assume that water facilities can be provided incrementally, either by individual lot owners through drilling of wells, or through establishment of private water companies to serve multiple lots. If a new community water system is established, or the existing system expanded, fees will need to be established and adjusted to meet improvement needs.

### Downieville

The Downieville Public Utility District (DPUD) supplies domestic water to 217 connections (including businesses) from their surface water supply from Pauly Creek. The system is pressurized with a 210,000 gallon storage tank. Daily usage varies from 45,000 gallons per day in the winter months to 160,000 gallons per day in the summer months. The DPUD currently charges \$10.00 per month per connection for first 12,000 gallons each month and an additional \$6.00 per 1,000 gallons over this amount. In addition, the District charges a one-time hookup fee of \$175.00.

PUD Chairman Rupert Willoughby indicated that although the water supply is chlorinated at the storage tank, the District expects to install a second clearwell tank in the future to accommodate longer containment of chlorinated treated water. There are no existing problems which require immediate repair.

ADDITIONAL HOOK-UP CAPACITY: Mr. Willoughby indicated in response to the questionnaire that the DPUD will serve existing parcels within its service area and is not interested in expanding their service area in the future.

# Downieville Water Needs

New development within Downieville will need to be served by individual wells, connecting to the Downieville PUD or creation of new water companies. At buildout, the Downieville community could accommodate 360 residences and associated commercial uses. No high water demand commercial or industrial uses are envisioned at this time. Though the DPUD has no expansion plans at present, growth is expected only at approximately 1.4% annually or 69 new dwelling units during the life of this Plan. As a result, it is reasonable to assume that water facilities can be provided incrementally, though fees will need to be adjusted to meet improvement needs.

## Sierra Brooks CSA Water Supply

County Service Area 5 serves the Sierra Brooks Subdivision with domestic water from groundwater supplies. The water system is owned by the County and uses two wells to provide groundwater to a 200,000 gallon water storage tank. The system was intended to serve the entire 389 lot Sierra Brooks Subdivision at full buildout. There are currently approximately 122 developed lots containing single family residences.

### Sierra Brooks Water Needs

The Sierra Brooks water system is in need of major repair to improve the existing substandard water main and stand pipe fire hydrants. The 23 year old water system is at capacity even though only 31% of a possible 418 units (389 lots and 29 second units) have been developed. In order to facilitate new development, the water system needs another 200,000 gallon storage tank, pressure stabilization divides, water line extensions, and new fire hydrants. The County estimates this cost to be approximately \$615,000 (1992) or \$1,581/lot. It should be noted that no high water demand commercial or industrial land uses are anticipated within the water system service area. In addition, growth is expected to occur at only approximately 1.4% annually or 39 new dwelling units during the life of this Plan. However, due to major improvements needed and the enormous costs involved, it cannot be reasonably assured that additional capacity can be made available as demand occurs. The Sierra Brooks Homeowners Association and Sierra County will need to develop a mutual strategy to solve the water supply needs of Sierra Brooks.

The District assesses a fee of \$20.00 per lot per month for maintenance of the water system. In addition, the County is considering new policies to charge hook-up/disconnect fees and conservation requirements. The County has tried unsuccessfully to turn control of the system over to a Sierra Brooks mutual water company which would be owned by the property owners in the subdivision.

# Target Level of Service

Adequate domestic water supply meeting State drinking water standards for every residence and establishment in the County is an appropriate goal. To meet this goal, the following levels-of-service should be used:

- Access to a piped water supply meeting State domestic water standards for all parcels less than one acre in size within Community Core areas. (The intent is to allow for adequate separation from septic systems.)
- Construction of wells in accordance with State Water Well standards on parcels over one or more acrse where public water supply is not supplied.

# Financing Recommendations

Fiscal Concerns / Sierra County should consider organizing a county water agency. Several other counties have done this and can offer suggestions and guidance in the process. The County Board of Supervisors would act as the board for the water agency. Once formed, the County and the water agency can form a financing authority under the Joint Powers Act. This financing authority can borrow funds using the Marks-Roos Investment Pooling Act of 1988 and use the proceeds of those funds to invest in water system improvements.

> In order to determine the cost of needed improvements and the order of priority for achieving them a master water plan is required. The investment pool can provide the initial cost of this plan preparation with the pool reimbursed from repayments that are undertaken for each of the separate projects that result from implementation of the master plan. Each of the projects that are developed can be paid for through a schedule of fees that relate to water use and connections to the improved water system.

> The formation of a county presence in the management of water system operation may also permit consolidation of the smaller providers should that step be justified to improve efficiency and lower operating costs by increasing the scale of operations, though this is not a requirement. Additionally, the existence of a county water management program can be exceptionally valuable in proceeding to implement a pro-active economic development program.

## Police Protection

## Sheriff's Department

The Sierra County Sheriff's Department provides services to the entire County including the incorporated City of Loyalton. The Department is presently staffed by ten full time sworn personnel and four fulltime and parttime dispatchers/jailers that allows for 24-hour coverage of the jail and dispatch center in Downieville. The full time sworn staffing is assigned as follows:

Table 5-5
SIERRA COUNTY SHERIFF'S DEPARTMENT

Officer	Jurisdiction
Sheriff	Downieville Office 75% Rest of County 25%
Undersheriff	Downieville Office 50% In Field 50%
Patrol Sergeant	Loyalton Patrol
Sheriff's Corporal	Downieville Patrol
Deputy Sheriff	Sierraville
Deputy Sheriff	Loyalton
Deputy Sheriff	Verdi
Deputy Sheriff	Sierra City
Deputy Sheriff	Alleghany
Deputy Sheriff	Downieville

SOURCE: Lee Adams, Sheriff, September 1992.

Additionally, the Sheriff's Department has five reserve deputy sheriffs that provide staffing assistance for an active boating program from April to October as well as providing year-round assistance when needed. The reserves live in Goodyears Bar, Downieville, Sierra City, Alleghany and Loyalton.

During most hours of the day, the Sheriff's Department on duty staffing consists of one patrol person on each side of the County. Each is responsible for calls for service on their respective sides of Yuba Pass. Depending on the nature of the call, additional personnel might be called out on overtime, whether the call is one that requires additional personnel, or a more timely response. During the evening hours, staffing remains the same. On Friday and Saturday evenings, every effort is made to have two deputies on duty for each side of the County (Sheriff Adams, Response to General Plan Questionnaire, August 1992).

The Sheriff's Department operates both two and four-wheel drive vehicles, assigned by geographic need. Four vehicles remain at the courthouse complex during periods of non-operation. These include two sedans and two four-wheel drive utility vehicles. All are equipped for prisoner transportation,

and the four-wheel drive vehicles are also equipped for trailer towing. The Sergeant in Loyalton, and deputies in Sierraville, Alleghany, Loyalton, Sierra City, and Verdi have 24-hour access to their vehicles. The California Highway Patrol (CHP) serves Sierra County with one patrol officer out of the Grass Valley Substation and one patrol officer out of the Truckee Substation and provides on-call service outside the normal day shift patrol times.

# Police Protection needs

Sierra County Sheriff Lee Adams identified four primary concerns of the Department as development occurs within the County. The following is an excerpt from Sheriff Adams August 28, 1992 letter:

- 1. Communications system. Our current radio communications system was designed in 1972 to cover the major population centers of the county at a minimal cost. With two mountain top repeaters, good coverage is provided to Downieville, Goodyears Bar, the entire Sierra Valley, and the SR 49 and 89 corridors. Weaknesses to the system did exist in Sierra City, and were corrected with the addition of a local base station within that community. Weakness to the system continues to exist in the Alleghany, Forest City, Verdi, and Long Valley areas. While alternate communications from those areas does exist, substantial development in those areas should consider emergency communication needs. Likewise, our dispatch center remains the sole emergency services dispatch center within Sierra County. In addition to fielding the communications needs of this office, it further relays fire and emergency medical calls county-wide through our law enforcement radio system. Any substantial development within the county should also consider the overall impact to that existing system.
- 2. Staffing. Currently this office has staff assigned county-wide to meet the historic need. While staff exists within the communities of Downieville, Goodyears Bar, Sierra City, Alleghany, Loyalton, Sierraville, and Verdi, any significant changes in demographics both within and especially outside of those population centers should consider our staffing needs.
- 3. Jail. The office continues to operate a Type 1 (short-term) jail within Downieville. While that facility is currently undergoing an extensive remodeling, it will continue to be rated and operated as a short term holding facility for the housing of prisoners awaiting trial. With the exception of trustee workers, all long term prisoners will be housed in outside county jails. Any development should consider the immediate transportation and incarceration of a person to a jail facility located in Downieville, as well as the financial impact of long term housing costs.
- 4. Specialty needs. Specialty assignments in this office are based on historic needs and those to date have primarily been search and rescue, boating, and marijuana eradication programs. Any development that deviates from historical land uses within the county, should be considered for their overall impact to this office. Examples of such would be the need for such specialties as a SWAT team, hazardous materials team, etc.

Highway Patrol ~ The California Highway Patrol (CHP) indicated that they presently have sufficient personnel and staffing to continue serving Sierra County. However, Lt. N.D. Fox, Commander of the Grass Valley area indicated that the rate of growth in Sierra County's population will determine the overall demand placed on his department. The CHP has limited resources in this area and rapid growth would strain future services. Because a relatively slow growth rate is projected for the life of this Plan, it is expected that buildout of the Plan will not severely impact the CHP or necessitate a need for new facilities within the County.

# Target Level of Service

Based on the Needs discussion, the following are appropriate target levels of service:

Communications – continuation of existing levels of service. Major new residential development in Alleghany, Forest City, Pike, Verdi, and Long Valley will require improvements.

**Staffing – Continuation of existing levels of service.** Continuation of existing levels of service of approximately one sworn personnel/350 residents and at least one officer on duty on either side of the County at all times.

Jail – Short-term holding facility status meeting State standards.

**Specialty Needs** – To be provided as need is created.

## Fiscal Concerns/ Future Facilities/Improvements

### Financing Recommendations

Current law permits counties to adopt an impact fee on new development to pay for the costs of delivering <u>current levels of service</u> to population occupying the new developments. The County should proceed to measure current service levels, project the cost of expanding that service to future population and adopt a set of impact fees that will provide funds to pay for facilities required to serve that expected growth.

Note the emphasis, however, on "current service levels." The law does not permit impact fees to pay for the cost of upgrading or remedying current deficiencies. If the jail is currently not meeting adopted federal/state standards or if the communications system has deficiencies which impair operations, the cost of remedying

those deficiencies must be paid for by the current population served. The choices available for financing these deficiencies is addressed below under Capital Improvements.

Once the cost of expanding capacity for future needs is known and a fee set to achieve that cost, the law requires that funds collected be placed in trust and expended for the purposes set forth in a comprehensive plan within a seven year period. The anticipated growth rate of Sierra County is low. Therefore, the probability exists that revenues collected from new development impact fees will not be sufficient to construct complete facilities. The County should, therefore, explore other options that are available such as: combining impact fees with locally imposed fees; borrowing capital to pay for minimum capacity expansion and designing facilities in a modular style to permit ease of future expansion; and seeking private sector financing of improvements that are leased back to the County for use.

### **Capital Improvements for Current Services**

A great need for new Sheriff's Department capital improvement is not seen at this time. However, as needs arise, they may be difficult to meet because of taxpayer resistance and concerns of elected officials for the consequences of imposing added government costs. The imposition of impact fees on new development is relatively free of criticism because the parties subject to the fees are yet to arrive to pay for the fees. However, State law requires that current services must be paid for by current residents and this can result in resistance.

There are several options available. They include:

- Establish a County Service Area and impose an annual parcel fee sufficient to amortize the cost of borrowing funds needed to upgrade and improve current facilities.
- Seek voter approved general or special taxes that are dedicated specifically to the law enforcement program and have a specified sunset clause or limit on the number of years the taxes are to be collected.
- Form a non-profit corporation to manage the public assets of the County that need improvement. The County sells the assets to be improved to the corporation for \$1. The

corporation can borrow funds by using those assets as security for redemption payments. The County pays the non-profit corporation for the right to occupy the facilities the corporation owns and will be improving.

Form a joint powers authority with one or more public agencies other than the County and use the powers of that authority to raise the capital necessary to finance the necessary improvements.

The County should consider a review of these options and proceed to implement them either alone or in combination when new needs become apparent. Appointment of a citizen review panel at that time to consider the revenue yield from each option and the aggregate value of needed improvements as well as to recommend an appropriate revenue option may is recommended.

### Fire Protection

Fire protection and suppression services in Sierra County are provided by the U.S. Forest Service, California Department of Forestry (CDF), and various community fire protection districts. A further description of these agencies and the services they provide in Sierra County follows.

USFS

U.S. Forest Service ~ The U.S. Forest Service (Forest Service/USFS) provides wildfire protection services for Forest Service land in Sierra County through Ranger Districts within the Tahoe, Toiyabe and Plumas National Forests. The Downieville, Sierraville, and Truckee Ranger Districts are within the Tahoe National Forest and house firefighting apparatus and personnel. The northwest portion of Sierra County is within the Plumas National Forest and firefighting services in this area are provided from the Beckwourth Ranger District just outside Blairsden. The Carson Ranger District provides firefighters and equipment for the Sierra County portion of the Toiyabe National Forest from their Verdi and Dog Valley stations (See Table 5-6 for a list of personnel and equipment in each Ranger District.)

In addition, the Tahoe National Forest District has primary fire protection responsibility for State Responsibility Areas (SRA) in

Sierra County through a statewide cooperative agreement that exists between the State of California and the Forest Service. Under this agreement, the Forest Service protects SRA lands within their primary service area and CDF provides fire protection for Forest Service lands outside the USFS primary service areas. In Sierra County, there are no USFS lands under the primary protection of CDF.

CDF

California Department of Forestry ~ All SRA lands in Sierra County fall under the primary protection of the USFS through the Tahoe National Forest Ranger Stations. The Statewide Cooperative Agreement between the State and the USFS includes a closest forces agreement in which the nearest firefighting unit provides initial response to fire calls. CDF responds to fire calls in Sierra County through their Truckee, Columbia Hill and Dobbins CDF Stations. According to CDF District Ranger Hank Weston, the Forest Service would request backup from CDF if needed. The Tahoe National Forest fire crews would be first to respond to all SRA lands in Sierra County.

Table 5-6
NATIONAL FOREST SERVICE RANGER STATIONS SERVING SIERRA COUNTY

		Fire Suppression			
Ranger District	National Forest	Apparatus	Handcrew		
Truckee	Tahoe	1 Engine	20 person crew		
Hobart Mills	Tahoe	1 Engine	20 person crew		
Downieville	Tahoe	2 Engines	6 firefighters		
Sierraville	Tahoe	1 Engine 2 patrol units	3 firefighters 15 person crew		
Lewis Mill	Tahoe	1 Engine	1-3 person crew		
Beckworth	Plumas	2 Engines	10 person crew		
Dog Valley	Toiyabe	1 Engine	20 person crew		
Verdi	Toiyabe	1 Engine	20 person crew		

Mooroot	CDE	<b>Stations</b>	4-	Ciarra	Country
Nearest	CUL	Stations	το	Sierra	County

Station	Equipment / Personnel
Truckee/North Star	1 Model 8, 650 gallon pumper 1 Model 8, 500 gallon pumper Staffing: Minimum of 2 fire fighters per engine and captain
Columbia Hill	1 Model 5, 500 gallon pumper 1 Model 1, 300 gallon x pumper
Dobbins	1 Bulldozer 1 Model 9 CDF engine 1 Model 5, CDF 4x4 Staffing:* Minimum, plus one heavy equipment operator

^{*} Staffing levels determined by severity of fire hazard classification.

SOURCE: California Department of Forestry

### CDF Needs

CDF District Ranger Hank Weston indicated that budget cuts have reduced CDF's resource base for firefighting personnel and equipment. In addition, increasing population in a heavily forested county is putting more people and structures at risk and making it more difficult for wildland firefighting. For these reasons, Mr. Weston feels that fire safe planning on the part of the State, County and individual property owners is the most important tool available to assist CDF and TNF fire crews.

CDF Target level-of-service

CDF fire protection level-of-service targets for all stations is to maintain staffing levels of three firefighters per engine.

Calpine

The Sierra County Fire Protection District No. 1 provides fire protection and suppression services to the communities of Sierraville, Sattley and Calpine. With a station located in each community, the District overall has an Insurance Service Organization (ISO) rating of 7 (ISO rankings range from 1-10, with 1 being the best). Funding is via a special tax assessment district. Each community's fire service is briefly discussed below:

The Calpine station is located on Main Street and has a staff of 11 volunteer firefighters. According to Fire Chief Jim Johnson, approximately 3-5 volunteer firefighters are available at any one time between the hours of 8 am and 6 pm. The station houses two 1960 vintage 750 gallon pumper fire engines and has a five minute response time to emergency calls within the community of Calpine. The District's two other fire stations located in Sattley and Sierraville provide backup services to the Calpine station with response times of 20 and 30 minutes respectively. The community of Calpine is served with fire hydrants and has hydrant spacing requirements (determined on case-by-case basis) that new developments must meet.

The Sierra No. 1 Fire District has mutual aid agreements with the U.S. Forest Service (daytime) and the City of Loyalton. The response time for the Forest Service is 25 minutes and the City of Loyalton's response time is 40 minutes.

Calpine Needs level-of-service

Calpine Fire Chief Jim Johnson indicated that the Calpine station currently needs additional volunteer firefighters that would be available between the hours of 8 am and 6 pm while most existing volunteers are out of the community at work. In addition, Chief Johnson feels that the Fire Chief needs to review new proposed development plans to ensure the inclusion of fire-safe measures and access in project design (General Plan Questionnaire 8/28/92). Equipment upgrades are also needed. Full buildout of Calpine under the General Plan could result in 283 residents, dwelling units, additional commercial establishments though at a 1.4% buildout rate, dwelling units could total 155 by the end of the Plan period (2012). Limited additional parcelization is expected outside

the Community Influence Area. Chief Johnson indicated that the Department will need a new fire house, additional four-wheel drive vehicles, groundwater wells, water storage capacity and additional firefighters and equipment as buildout occurs.

# Calpine Target level-of-service

Fire protection level of service targets for each of the Community Core and Community Influence areas is a response time (by District or private resources) of 3-5 minutes and an ISO rating of 7. Outlying within the District areas have a target response time of 5-15 minutes.

### Sattley

The Sattley station is located at the intersection of County Road A-23 and SR 49/ SR 89 and has a staff of approximately 10 volunteer firefighters. According to District Fire Chief Jerry McCaffrey, approximately 6 volunteer firefighters are available between the hours of 8 am and 6 pm. The station houses one Class A 750 GPM engine, and one Brush 4x4 200 GPM engine, and has a 5-10 minute response time to emergency calls within the community of Sattley. The district's two other fire stations located in Calpine and Sierraville provide backup services to the Sattley station with response times of 20 and 15 minutes, respectively. The community of Sattley is not served with fire hydrants.

## Sattley Needs

District Fire Chief Jerry McCaffrey indicated that the Sattley station currently meets District level-of-service standards and has sufficient equipment and manpower at this time. Chief McCaffrey indicated upgrading equipment to be the Department's most important need in the future.

Full buildout of Sattley under the General Plan could result in 105 dwelling units, and additional commercial establishments and an industrial area at the old mill site though at a 1.4% annual growth rate, 29 units could result by the end of the Plan period (2012). Limited additional parcelization is expected outside the Community Influence Area. Chief McCaffrey indicated that buildout of the Community would require upgrading equipment increasing the number of volunteer firefighters and providing a water supply distribution system for the community.

# Sattley Target level-ofservice

Fire protection level of service targets for each of the Community Core and Community Influence areas is a response time (by District or private resources) of 5-10 minutes and an ISO rating of 7. Outlying areas within the District have a target response time of 10-15 minutes.

### Sierraville

The Sierraville Fire Station is located on Main Street and has a volunteer firefighting staff of 37. Funding is via special assessment tax District. According to District Fire Chief Jerry McCaffrey, approximately 16-18 volunteer firefighters are available between the hours of 8 am and 6 pm. The station houses one 4x4, 300 gallon pumper/rescue truck, one 1000 gallon type 1 4x4 truck, one 750 gallon Type 1 4x4 truck, one 4000 gallon water tender, one 4x4 ambulance and one 300 gallon reserve engine. Department has a 3-5 minute response time to emergency calls within Sierraville. The District has an ISO rating of 7 within Sierraville and 9 outside the community. The District's two other stations located in Calpine and Sattley provide backup services to the Sierraville station with response times of 30 and 15 minutes respectively. The community of Sierraville is served with fire hydrants and has a hydrant spacing requirement that is implemented on a case-by-case basis that new development will be required to meet.

### Sierraville Needs level-ofservice

District Fire Chief McCaffrey indicated that the Sierraville station currently meets their level of service standards and has sufficient equipment and manpower at this time. Chief McCaffrey indicated that upgrading of equipment to be the Department's most important needs in the future. Full buildout of Sierraville under the General Plan could result in 440 dwelling units and limited additional commercial establishments as well as development at Campbell Hot Springs and Canyon Ranch. However, at a 1.4% growth rate, 78 dwelling units could result by the end of the Plan period (2012). Limited new parcelization is expected outside the Community Influence Area. Chief McCaffrey indicated that buildout of the community would require upgrading equipment, increasing the number of volunteer firefighters, and improving the water supply and distribution system.

# level-ofservice

Sierraville Target Fire protection level of service targets for each of the Community Core and Community Influence areas is a response time (by District or private resources) of 5 minutes and an ISO rating of 7. Outlying areas within the District have a target response time of 5-15 minutes.

### Pike

The Pike Volunteer Fire Department consists of 20 volunteer firefighters. Funding is via County service area funding. According to Fire Chief Tim De Raps, at any one time approximately 8 of the 20 volunteers are active or available. The department has four 1960 vintage fire engines and two 350-500 gallon wildland four-wheel drive trucks. The community's only hydrants are located at the Pliocene Ridge School and are served by two 4,000 gallon storage tanks. The department has a formal mutual aid agreement with the Forest Service and informal agreements with surrounding communities of Alleghany, North San Juan and Camptonville.

### Pike Needs

Discussion has been ongoing with surrounding districts regarding the formation of a consolidated fire department. The Pike Department feels that consolidation will result in more secured funding from the County general fund and an overall increase in fire protection services.

Full buildout of Pike and Alleghany could result in 135 housing units in Pike and 105 in Alleghany as well as limited additional commercial establishments and an industrial site in Alleghany. Only approximately 58 housing units in Pike and 63 in Alleghany are expected during the Plan period (2012). Very limited additional parcelization is expected outside the community areas. According to Fire Chief Tim DeRaps, the Pike Department will need to add additional volunteer firefighters, upgrade equipment, install a water distribution and storage system, form a Fire District and purchase a water tender to meet eventual buildout of the communities.

## Alleghany/Pike Target levelof-service

Fire protection level of service targets for each of the Community Core and Community Influence areas is a response time (by District or private resources) of 5 minutes and an ISO rating of 7. Outlying areas within the District have a target response time of 5-15 minutes.

## Sierra City / Bassetts

The Sierra City Fire District has one station located in Sierra City and one station located in Bassetts which have a staff of 18 volunteer firefighters. There are no paramedics on staff but eight volunteer firefighters have EMT training. According to Fire Chief Lee Dougherty, approximately 6 volunteer firefighters are available at any one time between the hours of 8 am and 6 pm. The Sierra City station houses one Class A, 750 GPM pumper, one Class B, 500 GPM pumper, one 1200 gallon water tender, one 4x4 rescue truck, and one snowmobile and sled for winter rescue. The Sierra

City station has a 5-25 minute response time to emergency calls within their service area. Bassetts Station has a 5-15 minute response time. The District has mutual aid agreements with Downieville (30 minute response) and Sattley (30 minute response time).

Within Sierra City, the Department has access to a fire hydrant system hooked up to the Sierra Water Works distribution lines, Maple Grove and R.R. Lewis. Fire flow requirements within the new system are 750 GPM and 1000 GPM within the old system. New development must meet hydrant spacing and pressure requirements established by ISO.

### Sierra City / Bassetts Needs

The District currently has need of a paging system to notify firefighters of an emergency and phase out of two (2) existing emergency siren/alarms.

Full buildout of Sierra City could result in 617 housing units and limited additional commercial establishments as well as additional service lodging. However, approximately 371 units may result by the end of the Plan period (2012). Very limited additional parcelization is expected outside the Community Influence Area. Additional commercial development potential exists in Bassetts and recreational development may be recommended in the future in the Lakes Basin. Fire Chief Lee Dougherty indicated that buildout of Bassetts would require additional water storage and distribution facilities (especially in Green Acres), additional firefighting personnel, modernization of equipment, water tender and a quick attack engine. Chief Dougherty indicated that buildout of Sierra City will require completion of all three phases of the Sierra Water Works Distribution system. In addition, a new fire station will be needed, modernization of equipment, additional firefighting personnel and a secure source of funding.

## Sierra City/ Bassetts level-ofservice

Fire protection level of service targets for each of the Community Core and Community Influence areas is a response time (by District or private resources) of 5 minutes and an ISO rating of 7. Outlying areas within the District have a target response time of 5-25 minutes.

### Downieville

The Downieville Fire District serves a large area of Sierra County from Goodyears Bar in the west, Sierra-Plumas County line to the north and approximately half the distance between Downieville and

Sierra City to the east. Funding is via special tax district. The District maintains one station located in Downieville staffed entirely by volunteer firefighters. The District's equipment includes one 1956 type 1-500 gallon Crown Pumper, one 1966 type 1-750 gallon pumper engine, one 1966 military 6x6 1200 gallon water tender, one 1991 13,000 gallon water tender, and one 1976 model 40 USFS 200 gallon medical reserve truck. According to District Fire Chief Ken Beaver, response time within the District's service area ranges from three minutes in Downieville to over 45 minutes or more in outlying areas. The Downieville Fire District has a mutual aid agreement with the Sierra City Fire Department. The backup response time from Sierra City would depend on the location of the emergency in the Downieville District.

The Downieville Fire District maintains an Insurance Service Organization rating of 5 in areas served by fire hydrants and 9 throughout the remainder of the District's service area. The Downieville Fire District is funded through an assessed tax rate of \$0.50 per \$100 of assessed home value.

### Downieville Needs

Fire Chief Beaver identified the following current needs within the Downieville Fire District:

- Location of firehouse in Goodyears Bar area of the District
- Additional number of volunteer personnel needed throughout the District
- Mutual aid agreement with USFS
- Additional water supplies

Full buildout of the District could result in 360 housing units in Downieville and 81 housing units in Goodyears Bar (285 and 36 at the end of the Plan period in 2012 based on a 1.4% buildout rate). A new industrial/commercial area is also shown on Upper Goodyears Creek in the County yard area. Very limited additional parcelization is expected outside the Community Influence Area. Fire Chief Ken Beaver indicated that full buildout of the Goodyears Bar and Downieville Communities would require the District to add additional firefighters, modernization of equipment, water storage for Goodyears Bar, and increased funding to ensure the needs of each community are met.

## Downieville Target level-

Fire protection level of service targets for each of the Community Core and Community Influence is a response time (by District or

### of-service

private resources) of 3-5 minutes in Downieville, and an ISO rating of 7. Outlying areas within the District have a target response time of 10-15 minutes.

### Lovalton / Sierra Brooks

The City of Loyalton, land adjacent to the City and the Sierra Brooks subdivision are provided fire protection services from the Loyalton Fire Department. The Department maintains one station in Loyalton and one station in Sierra Brooks. The Department staff consists of a chief and 27 volunteer firefighters. Approximately 14 firefighters are available between the hours of 8 am and 6 pm. The District equipment housed in Loyalton consists of two Class A 1250 GPM pumpers, one Office of Emergency Services 1000 GPM pumper, one utility squad truck, one brush fire truck, one 2500 gallon water tender and one 4x4 Bronco command truck. At Sierra Brooks, the Department houses one Class A 1000 GPM pumper, one 2500 gallon water tender and one 4x4 brush truck. The Department has mutual aid agreements with the USFS and Sierraville. The Department has an ISO rating of 6 in town and 9 for outlying areas.

Full buildout of Sierra Brooks and the area outside the city of Loyalton and within the Loyalton Fire District (excluding the City of Lovalton) could result in 564 housing units (298 by the end of the Plan period in 2012 based on a 1.4% rate).

## Loyalton / Sierra Brooks Needs

Fire Chief Joe Marin indicated that the Department will need another station within the city limits and will need to enlarge the Sierra Brooks station in the future. In addition, the Sierra Brooks equipment will need to be replaced within the life of the General Plan

## Loyalton/Sierra **Brooks Target** level-of-service

Fire Chief Marin indicated that target levels of service for the Department would be to achieve an ISO rating of 4 within the City and 7 for the outlying areas and a response time of 3-5 minutes in the Community Core area and 10-15 minutes in outlying areas within the District.

# Financing Recommendations

Fiscal Concerns / As with water supply and distribution, the delivery of fire protection and suppression services involves a large number of providers and different levels of service. A number of recommendations are offered to assist the County in management of fire services with or without future land development activity:

- The County should prepare a comprehensive, fire services master plan. This plan should establish a target for desired level of service and assign values for equipment, professional staff, volunteers and facilities needed to reach that desired level. A time table should be prepared for incremental achievement of the service improvements.
- The master plan should address functional organization of service delivery and recommend contracting, joint powers and/or district consolidation to achieve desired service levels in a reasonable time.
- The master plan should include a financing element and recommend those fiscal sources best suited for the program.
- Hazardous material handling; search and rescue; medical emergency response and automatic aid agreements should be addressed in the master plan.
- Based on the master plan cost of needed equipment and facilities, the county should adopt and collect new development impact fees for fire service improvements. The districts do not have legal power to adopt such fees but the county can and should do so in conjunction with the impact fees for schools, law enforcement, water and wastewater services.
- Consideration should be given to the formation of a County Service Area or Community Facilities District for each new planned unit development or other special use districts in order to raise ongoing revenues for fire service operations.

## Libraries

The library system in Sierra County is operated by the Plumas County Library system and funded from the Sierra County general fund. According to Plumas County Librarian Ross Olmstead, Sierra County pays from their general fund an annual amount equal to 4.5% of the Plumas County Library budget. For fiscal year 1991-1992, Plumas County's library budget was \$313,000 and Sierra County's payment equaled \$14,100. Olmstead

indicated that Sierra County's per capita funding for libraries is the lowest in the State and is presently inadequate to serve the needs of the County.

There are currently five library outlets in Sierra County. These are located in Calpine at the Community Center, in Sierra City at a cultural center building fronting on State Highway 49, in Loyalton at the senior center, in Sierraville within a storefront, in Downieville at the Daughters of Golden West Hall, and in Alleghany at the Alleghany Store.

### **Library Needs**

According to Plumas County Librarian Ross Olmstead, Sierra County needs permanent library facilities and increased funding for library services. However, the scattered population within the County necessitates a decentralized system. A full service library is being considered at Loyalton and is in the planning stage.

### Library Target level-of-service

Driving distance to a lending library outlet of no more than 20 minutes from any Community Area and unincorporated per capita expenditures above \$4.00. This is consistent with current level-ofservice.

# Financing Recommendations

Fiscal Concerns / Funding for libraries normally is provided from general fund sources. However, with increasing demand for general fund services and decreasing property tax income, it is necessary to consider other alternatives. The County can:

- Drop library service as a discretionary program (not considered appropriate in this General Plan).
- Transfer library funding to a dedicated special fund.
- Form a County Service Area for all developed areas of the County and approve a parcel fee to sustain service.
- Form a County Service Area on all areas subject to future development to require such development to pay for current or additional levels of service.
- Contract with alternative library service providers to augment current services.
- Form a foundation to generate library services financing and support.

Reserve loans and grants for capital improvements.

### **Utilities**

Electric power is provided to residents of Sierra County by the Pacific Gas & Electric Company (PG&E), Sierra Pacific Power Company, and the Plumas-Sierra Rural Electric Cooperative. There is no piped gas service available in Sierra County.

**PG&E.** PG&E serves the western portion of Sierra County up to the Yuba Pass from the Columbia Hill, Pike and Alleghany distribution substations. Power of these substations is provided from the Colgate-Alleghany 60 kV wood pole transmission line. According to PG&E Distribution Engineer David F. Solhtalab, there is approximately 3 MV capacity available between the three substations. Mr. Solhtalab indicated the existing facilities and available capacity should be adequate to serve the County for the next ten years. However, Mr. Solhtalab cautions that new mining and mill operations could eliminate available capacity.

**Sierra Pacific Power Company.** The Sierra Pacific Power Company provides electric service to southeastern portion of the County from Loyalton to the Verdi area. According to Area Service Manager II, Ken Rightmier, existing facilities are adequate to serve Sierra County into the near future. Mr. Rightmier indicated that USFS restrictions regarding location and construction greatly increases new line extension costs.

Plumas-Sierra Rural Electric Cooperative. The Plumas-Sierra Rural Electric Cooperative provides electricity east of the Yuba Pass and from Sierraville north to Plumas County and western Loyalton. The Cooperative has a 2.5 MVA substation located three-quarters of a mile west of Sierraville. Line Superintendent Greg Nervino indicated that the utility's existing facilities are adequate to serve existing development. However, he noted that if additional load develops, system improvements will be needed due to the system nearing capacity at this time.

### **Utility Needs**

Over the long term, new substations may be needed throughout the County particularly to serve any new large scale industrial mill, or mining operations which are allowed under the General Plan. Additional power lines could be needed to serve this type of development also. These facilities are not shown on the Land Use Map because the actual need and appropriate location to serve special uses are difficult to predict. However, this Element includes policies calling for County cooperation in locating electrical facilities needed to serve General Plan permitted land uses.

# Utility Target level-of-service

Provide electrical service throughout all Community Core and Community Influence Areas and serving any outlying Recreation, Destination Resort, and Industrial designated uses.

### Fiscal Concerns/ Financing Recommendations

Electricity is provided by private utilities throughout the County; expansion will not have fiscal impacts on County government.

### Natural Gas

**PG&E.** PG&E does not provide natural gas distribution service to residents in Sierra County. According to PG&E Distribution Engineer David F. Solhtalab, the nearest natural gas distribution line is located in Nevada City. Mr. Solhtalab indicated that PG&E does not have any plans to extend this line to Sierra County. This service is not considered necessary to an adequate quality of life in Sierra County.

### Cemeteries

There are currently four active cemetery districts in the County. District No. 1 serves the communities of Downieville, Sierra City and Goodyears Bar; District No. 2 serves the communities of Alleghany, Pike, and Forest City; District No. 3 serves the City of Loyalton; and District No. 4 serves the communities of Sattley and Calpine. Funding is via the general fund. The following is a brief description of each cemetery district provided by the volunteer Trustees.

### District No. 1

The Downieville Cemetery is located on a hillside divided into two sections separated by Graveyard Ravine. The main cemetery area is approximately 3-5 acres. Section D was used between 1906 and 1917 and only one gravestone remains.

The Sierra City Cemetery is located on Main Street north of town and is currently full. However, Director Samuel E. Royall indicated

he is in the process of developing a 80-foot by 80-foot addition which would provide approximately 50 additional plots. Barring any major disaster, Mr. Royal believes the new addition may be adequate for the next ten years.

The Goodyears Bar Cemetery is approximately two acres in size and according to Director Sam Royall is in good shape and is not in need of expansion.

### District #1 Needs

To meet eventual buildout of the General Plan, expansion room at each of the cemeteries will be needed. The Downieville Cemetery needs to be expanded but surrounding lands are all privately owned. All plots have been sold and there is no additional space remaining for new plots. The District will need a total of approximately one additional acre to meet Plan period needs. After the 20 year Plan period, needs should be reevaluated.

### District No. 2

District No. 2 maintains the Forest City, Mountain House and Pioneer Cemeteries, the Alleghany Community Cemetery and the Pike Cemetery. The Forest City cemeteries are on land owned by the Forest Service and the Alleghany cemetery is on land owned by the District. Each of these cemeteries is on approximately one acre of land and adjacent lands are not owned by the District.

The Pike Cemetery is located approximately 7 miles from State Route 49. The cemetery is on Forest Service land and is less than one-acre in size.

District #2 Needs According to Trustee/Chairperson Patricia Duncan, District cemeteries will need to be expanded in the near future because they are nearing capacity. However, the District does not have the funds to purchase adjacent lands. Ms. Duncan indicated that access roads to the cemeteries also need to be improved. Water supply is needed to the Pike Cemetery. To meet eventual buildout of the General Plan, expansion room at each of the cemeteries will be needed. District No. 2 will need a total of approximately one additional acre to meet Plan period needs. After this 20 year period, needs should be reevaluated.

### District No. 4

District No. 4 serves the City of Loyalton and maintains the Mountain View Cemetery.

### District No. 5

District No. 5 maintains the cemeteries serving the communities of Sattley and Calpine.

Cemetery **Target** level-of-service

Increase or at a minimum maintain existing funding levels to each of the Cemetery Districts to allow maintenance and expansion of the cemeteries to meet demand. Space should be available in both east and west sides of the County at any one time.

Financing Recommendations

Fiscal Concerns / The individual districts could levy fees if General Fund contributions can no longer be made. Where expansion area is needed, future development proposals should include land dedication (Downieville and Sattley).

### Cable Television

Sierra/Butte Cable Television Company. The Sierra/Butte Cable Television Company serves approximately 120 subscribers in Sierra City. The system was established in 1972 with the current owner operating the system for the past six years. Ninety percent of the cable system is above ground. One subdivision in Sierra City is served from underground facilities. All of the offair antennas are located on private lands and the company operates in accordance with FCC rules and regulations.

Feather River/Sonic Cable Television Company. The Feather River/Sonic Cable Television Company serves approximately 350 Loyalton and 110 Sierra Brooks subscribers. Marketing Manager Hines Ludke indicated that all off air antennas, satellite dishes and microwave receivers are located on land leased from either private individuals or public agencies. The company leases utility poles for distribution of their cable.

Downieville Cable Television Corporation. The Downieville Cable Television Corporation is a non-profit company serving approximately 200-215 subscribers in the Downieville area. The company's concrete building and antenna are located on Forest Service land under a year-to-year lease with the Forest Service. The company was established in 1954 and consists of five non-paid members of the Board of Directors and one paid technician. The cable system is underground through downtown Downieville and on leased PG&E lines in the remainder of the area.

### Cable Needs

Cable television is useful in rural areas for access to educational programs which cannot be offered locally; this may become a more important asset in the future to assist high technology firms and the school district.

# Cable TV Target level-of-service

Cable service in each Community Core and Community Influence Area is a goal but is not considered essential.

### Fiscal Concerns/ Financing Recommendations

Private utilities generally provide cable service; fiscal impacts to the County are not expected. However, the County should examine franchise royalty fees to assure return of administrative and other costs.

### Sewer Systems

The City of Loyalton is the only community in the County that has a sewer system. It is at capacity and is currently undergoing expansion. The remainder of County residents and businesses use on-site septic disposal systems.

Environmental health review of proposed septic systems is provided by a State health officer. In many areas, septic system failures have been common or soil conditions are marginally suitable for septic systems. Problem areas include portions of Downieville and Sierra City and high groundwater areas around Loyalton, Sierraville, and Sattley.

### Sewer System Needs

Community sewer or shared septic systems may become necessary in Downieville, Sierra City, and Sierraville and perhaps other communities in the future. In the interim, minimum residential parcel sizes in all communities should be increased from the current 8,000 square feet (with a public water system) to one-half acre to better ensure adequate repair area.

Finacing Recommendations

Fiscal Concerns/ Wastewater Collection/Treatment/Disposal Systems. Financing of these systems falls into three separate categories: septage disposal and management; wastewater treatment for existing development; and wastewater treatment for future development.

> Septage Disposal and Management. Except for the City of Loyalton, the County is served by individual septage disposal systems. State health laws are increasing the standards for maintaining this type of disposal in order to protect the health and safety of underground water sources. Many counties find that individual owners frequently do not concern themselves with maintenance of septage disposal until failure occurs. To deal with this some counties have formed septage maintenance districts. These districts are financed by fees and charges. The districts inspect leach fields, provide potable water testing and maintain proper standards for leach field construction and repair. Sierra County should appoint a task force to evaluate this special district process and recommend on its application to the County.

> Wastewater Treatment for Existing Development. The City of Loyalton operates a wastewater treatment plant that has served areas outside the city in some instances. The County Land Use Diagram does not provide for land uses which will require tie in to the sewer system with the possible exception of an Industrial area near the landfill and a Multiple Unit Residential area south of town. The County should work with the City to ensure that these sites can be sewered in the future via appropriate hook-up fees.

> Collection/Treatment for New Development. As developers propose new projects within the County they will either be required to provide wastewater treatment systems or they may propose continued reliance on septage systems. Either way, the County must require the project supporting the system to have in place a special district to provide continuing revenues to operate the system.

> If the development justifies an independent wastewater treatment plant there will be higher operating costs than if septage disposal is provided. In either event, the County should require the developer to deposit with the County a sum of money estimated to cover County costs for administration and operation of the project system for two years after the project developer has completed work. This source of funds would cover unanticipated costs, delayed occupancy of the development and/or new regulations to be complied with that were not known at the time of project approval. The funds should be held in reserve, earn interest for the project, and if not required for

the contingencies that might arise, the funds can either be returned to the depositor or used in place of taxes to pay for maintenance and operation.

### Medical Services

**Sierra Valley District Hospital.** The Sierra Valley District Hospital provides emergency medical services for Sierra County residents living east of the Yuba Pass. The Western Sierra Medical Clinic located in Downieville provides out patient medical and dental services for the western portion of Sierra County. Each of these facilities are described in detail below.

### The Sierra Valley District Hospital (SVDH)

Sierra Valley District Hospital located in Loyalton consists of 40 beds; six are acute care beds and 34 are in the skilled nursing wing. Beds/capita total one bed per 88 residents. The hospital provides emergency room services, skilled nursing facility, two medical clinics staffed with two doctors, an x-ray department, a medical laboratory, an ambulance service staffed by emergency medical technicians, and a life-line to the advanced medical services in Reno, Nevada.

In 1991 the Sierra Valley District Hospital provided:

- 178 ambulance runs
- 747 emergency room visits
- Over 6,000 clinic visits
- 291 acute in-patient days
- 11,573 skilled nursing days
- 20,400 laboratory procedures
- 970 x rays
- 231 EKCs
- 6,992 physical therapy procedures

SOURCE: Mountain Messenger, September 10, 1992.

Western Sierra Medical Clinic. The Western Sierra Medical Clinic provides primary medical care and dental services for residents of western Sierra County and eastern Yuba County. Frank J. Lang, Nurse Practitioner and Executive Director has operated the non-profit clinic for the past seventeen

years. According to Mr. Lang, 80% of the clinic's funding comes from patient fees and 20% from State funds.

The 3,000 square foot facility provides primary care and emergency medical and dental services seven days per week. The clinic's staffing is assigned to the Administrative Services, Medical Services, or Dental Service Departments. Overall, the clinic currently maintains the equivalent of 7.5 full time positions assigned as follows:

- Administrative Services consists of 3.2 full time positions include a clinic manager (1.0), medical secretary (.8), office assistant (1.0) and a clerical relief (.4).
- Medical Services consists of 2.5 full time positions include a medical doctor (.1), nurse practitioner (1.0), two registered nurses (.5 each), and a LVN clinical nurse (.4)/
- Dental Services consists of 1.8 full time positions include a dentist (.6), dental assistant (.6) and dental office assistant (.6).

There are two medical exam rooms, one emergency room and one x-ray room. The clinic recently received a \$14,500 grant from the Sierra Health Foundation which will allow purchase of a new x-ray processor and new sterilizer for the dental clinic, a new pharmacy cabinet and more dental hand pieces. Ambulance service to the western slope of the Sierras is provided by the Downieville Fire Protection District.

### Medical Service Needs

The eastern part of the County is reasonably served by medical and hospital facilities at the Sierra Valley District Hospital in Loyalton. However, the hospital is facing budget cutbacks due to a reduction in federal and State medical room rate reimbursements. In addition, the recent State budget stalemate almost resulted in the SVDH not being able to meet its payroll. A private lending institution stepped in and extended a line of credit to the hospital. The SVDH is currently trying to negotiate a solution with the County in the event future State budget stalemates occur. The County is being asked by the SVDH to co-sign for a line of credit with a private lending institution. A private dentist also provides service to the Loyalton area.

The western part of Sierra County does not have comparable facilities and is actually closer to emergency medical facilities in Nevada County. However, in the near future the Western Sierra Medical Clinic will need to expand its facility to include additional exam rooms. In addition, due to State budget constraints the clinic cannot rely on annual State grants. EMT, ambulance and fire emergency services are available throughout the county and for the most part are supported by volunteer organizations.

### **Medical Service Target** level-of-service

Continuation of existing levels of service: one bed per 88 residents medical and dental clinic service to western Sierra County and ambulance service for the entire County.

### Fiscal Concerns/ Financing Recommendations

Medical services are provided privately and by the Hospital District; fiscal impacts to the County are expected if the County involves itself in emergency medical response and ambulance service.

### Telephone Service

Pacific Bell provides telephone service to residents of Sierra County. According to Public Works Coordinator S.C. Del Real, Pacific Bell can continue to serve Sierra County within the parameters of its Long Range Outside Plant Plans in accordance with requirements of and at rates and charges specified in its scheduled tariffs on file with the California Public Utilities Commission.

Mr. Real indicated that the existing facilities and available capacities should be adequate to serve the County for the next 20 years. However, Pacific Bell may require some Public Utility Easements and/or private property rights-ofway as we review specific subdivision or development plans.

Telephone Needs Over the long term, new switching stations may be needed throughout the County particularly to serve any new large scale development allowed under the general plan. Additional telephone lines could be needed to serve new developments. However, it is anticipated that telephone lines will follow or utilize power lines installed to serve the same development. This Element includes policies calling for cooperation in locating electrical/ telephone facilities needed to serve general plan permitted land uses.

Telephone
Target
level-of-service

Provide telephone service throughout all Community Core and Community Influence Areas and any outlying Recreation and Industrial designated uses.

Fiscal Concerns/ Financing zRecommendations Telephone service is provided by private utilities throughout the County; expansion will not have fiscal impacts on County government.

### **Animal Control**

Animal control services in Sierra County were formerly provided by Placer County through a contract administered by the Sierra County Health Department. The entire County was served under this contract. The Sheriff's Department also responds to animal control calls they receive. There is no animal impoundment facility in the County.

Animal Control Needs/Target level-of-service The County Health Department indicated that previous contracts with Placer County resulted in animal control officers being present in the County three days per week. However, the current contract to patrol the County two days per week has been terminated due to budget cutbacks. Staff indicated that two days barely meets Sierra County's need. The Health Department recommends a future target level of service of three days per week staff coverage. Currently, no structured animal control service is provided within the County.

### Parks and Recreation

This subject is discussed in the Parks and Recreation Element (Chapter 6).

### **Snow Removal**

This subject is discussed in the Circulation Element (Chapter 4).

### Solid Waste Disposal / Collection

### Solid Waste

Solid waste in Sierra County historically was managed in accordance with the Sierra County Solid Waste Management Plan, adopted by the Sierra County Board of Supervisors on December 7, 1982. This Plan was amended to the 1968 Sierra County General Plan and was determined to be "in strict compliance with the County General Plan (1968) and Zoning law" (Solid Waste Management Plan, 1982, p. 2) when adopted.

The California Integrated Waste Management Act of 1989 (CIVM Act) created a new system of solid waste management in the State of California Assembly Bill 939 (AB939) replaces the existing County Solid Waste Management Plan with both City and County elements. Sierra County and the City of Loyalton are currently preparing the Sierra County Integrated Waste Management Plan in accordance with AB 939 requirements The County/City has submitted their plans to the California Integrated Waste Management Board by January 1, 1994.

General Plan Guidelines and the CIWM Act require that Sierra County's Integrated Waste Management Plan be compatible with the County General Plan. Existing and future solid waste facilities must be identified on the Land Use Map and land uses surrounding these locations shall be compatible with this use. Before a solid waste facility permit for a new or expanded site can be issued, the CIWMB must find that the proposed facility is consistent with the General Plan and adjacent land uses are compatible with its use. In addition to facility siting regulations, the General Plan Guidelines recommend evaluating the General Plan for consistency and compatibility with the County's Integrated Solid Waste Management Plan in terms of:

- Management of all forms of waste
- Land use compatibility
- Programs for waste reduction, recycling and energy conversion
- Program for ultimate use of sanitary landfills
- Transportation/circulation

As a result, the following background is provided to describe the County's solid waste disposal system.

The Sierra County Department of Public Works operates the solid waste disposal system in the County. The system consists of four transfer stations and the Loyalton Sanitary Landfill. Funding is via County enterprise fund. County businesses and residents can either self-haul their solid waste to one of these facilities or contract with one of two collection and disposal companies permitted to operate in the County.

Three of the four transfer stations are located on U.S. Forest Service land and consists of two 50 cubic yard bins. Once full, a private waste hauler under contract to the County transports the solid waste to the Loyalton Landfill for disposal. The location of the four transfer stations are shown on the Land Use maps in the Land Use Element (Chapter 1).

- Alleghany Transfer Site ~ Located approximately 3 miles west of Alleghany on the "Dump Road", County Road No. 308, serving that community.
- Ramshorn Transfer Site ~ Located approximately 2 miles west of Goodyears Bar on the "Ramshorn Road", County Road No. 463, serving the communities of Downieville and Goodyears Bar.
- Sattley Transfer Site ~ Located approximately 2 miles north of Sattley on "Westside Road", County Road No. S640, serving the communities of Sattley, Calpine and Sierraville.
- Sierra City Transfer Site ~ Located approximately one mile west of Sierra City on the "Columbo Mine Road", County Road No. 528, serving that community.

SOURCE: Roy C. Hampson & Associates, April 1992.

The Loyalton Sanitary Landfill is located approximately 1.5 miles southeast of the City of Loyalton on County owned land (29 acres of the 72 acre site is currently being used). This is a Class 3 facility operating since May 1977 and is the only permitted landfill in the County. According to the *Waste Generation Study* (April 1992) prepared by Roy C. Hampson & Associates, approximately 3220 tons of solid waste is disposed of at the Loyalton landfill each year. The life expectancy of the present landfill is estimated to be until the years 2003-2008, depending upon the County's eventual growth rate

(Roy C. Hampson & Associates, 1988). Table 5-7 below illustrates the source and quantity of solid waste entering the landfill:

Table 5-7
QUANTITY OF SOLID WASTES DISPOSED AT LOYALTON LANDFILL

Waste Source	Summer Quantity (tons)	% Weight	Winter Quantity (tons)	% Weight	Annual Quantity (tons)	% Weight
Residential	1,000.6	51.9	837	64.7	1,837.6	57.1
Commercial	586.7	30.5	406.8	31.5	993.6	30.8
Industrial	59.2	3.1	49.3	3.8	108.5	3.4
USFS Campground	280.3	145.5	0	0	280.3	8.7
Totals	1,926.8	100.0	1,293.2	100.0	3,220.0	100.0

SOURCE: Roy C. Hampson & Assoc., Solid Waste Generation Study, April 15, 1992.

Hazardous Waste. The Sierra County Hazardous Waste Management Plan (Hampson & Associates 1989) was prepared by the County and will serve as the hazardous waste portion of the County Integrated Waste Management Plan (currently under revision). The Hazardous Waste Management Plan is hereby incorporated into this General Plan by reference.

The following is a background description of the County's hazardous waste disposal system.

The hazardous waste generated in Sierra County generally falls into the categories called Small Quantity Generators and Household Hazardous Waste Generators. The waste originates from households and small businesses, offices, agencies, etc. Even larger industrial activities which generate small amounts of hazardous waste would be included in the small quantity generator category (Hampson & Associates, 1989).

Infectious or pathological waste from hospitals and clinics are regulated as hazardous waste in California. Generators of infectious waste which exceed 0.10 tons per month must manifest their waste when transporting for disposal. The volume of these wastes deposited in the disposal sites is

relatively small in Sierra County, amounting to about 0.5 tons annually. These wastes are not manifested for transport. All hospital infectious waste is transported to the Eastern Plumas County Hospital in Portola for incineration (Hampson & Associates, 1989) or is disposed of in the County Landfill using the Sharps disposal system.

In Sierra County no off-site commercial facilities exist for treatment, storage or disposal of hazardous waste. Therefore, no capacity exists within the County.

Hazardous waste from Sierra County not transported to recycling centers is transported as untreated waste out-of-county to one of two remaining Class I hazardous waste landfills in California. These are the Casmalia Resources Facility in Santa Barbara County or the Chemical Waste Management, Inc. Kettleman Hills Facility in Kings County.

### Solid Waste Needs

The County's existing disposal system is operating satisfactorily this time and the County expects to continue operating the four transfer stations and the Loyalton Landfill. The County is presently considering options for solid waste disposal once the life expectancy of the landfill expires. The Board of Supervisors has been approached by John McMorrow of Plumas County who is trying to establish a multi-county regional solid waste organization that would transport Sierra County waste to a newly proposed landfill site near the Susanville prison. In addition, Rick Ross. owner of Intermountain Disposal Company currently operating in Sierra County, has approached the Board with a proposal to haul waste to Reno's Sanitary Landfill. With 11-16 years of life remaining at the Loyalton Landfill there is sufficient time to plan new solid waste disposal strategies for Sierra County. In the interim, the transfer stations and the landfill should continue to be protected by compatible land uses.

### Solid Waste Target level-of-service

Landfill: Ten year life expectancy of landfill available (in or out of County) at any one time in order to ensure an adequate period to increase capacity or identify new solutions. Implementation of recycling systems for cans, bottles, paper and liquids is desirable.

Collection: Availability of refuse collection service at least twice per month in all Community Core and Community Influence areas.

# Financing

Fiscal Concerns/ The present system is operating well without need for additional capital or operations financing. However, as the County plans for

### Recommendations

the future, emphasis should be given to the proposed four county regional plan. A direct haul to Reno may avail the area of recycling-salvage operations at a scale of economics not available from the locally generated waste volume.

If the County decides to replace the present County owned landfill, financing for the cost of site acquisition and development needs to be provided. Given the high cost associated with such activity it is recommended that the County work toward a regional solution, ultimate closure of the present site and handling the site closure requirements imposed by the State of California. These latter requirements are costly and it is recommended that the County begin work now with the waste haulers to impose a surcharge on collection fees to begin accumulation of resources needed to assure that closure and post-closure landfill costs are financed when needed.

### **Post Offices**

There are currently seven post offices serving residents of Sierra County. They are located in Alleghany, Goodyears Bar, Downieville, Sierra City, Calpine, Sierraville and Loyalton which ensure ready access to all of the more populated areas of the County.

### Post Office Needs

These federal facilities are outside the direct control of the County. However, the County should do everything in its power to ensure continued operation of each of these facilities. They are integral to the identity and economic development of each community.

### Post Office Target Level of Service

Continued operation of the seven existing post offices.

### State Highway Maintenance Stations

There are presently two Caltrans highway maintenance stations located in Sierra County. One station is located in Downieville and the other is located in Sierraville. These facilities are shown on the Land Use Maps. From these two stations Caltrans maintains approximately 100 miles of State roads.

### State Highway Maintenance Needs

According to Caltrans Planner Kay Hansen, these facilities are adequate to the needs of the County and no expansion is anticipated at this time. Ms. Hansen indicated that at this time she is unaware of any existing land use conflicts adjacent to any of their facilities. However, it will be important to ensure that incompatible land use designations are not located surrounding these facilities.

### County Service Areas

There are five County service areas that are coterminous with the boundaries of the five supervisorial districts. The tax rate assessments in each district varies and is dependent on the services and level of service requested by the residents of that particular District. The types of services authorized by the Board of Supervisors that may be provided within each district are listed below.

- Extended police protection
- Structural fire protection
- Local park, recreation or parkway facilities and services
- Extended library facilities and services
- Water service
- Sewer service
- Pest and rodent control
- Street and highway lighting and sweeping
- Refuse and garbage collection and disposal
- Solid conservation and drainage control
- Flood control
- Animal control
- Ambulance service
- Area planning
- Accumulation of reserve funds
- Any other service authorized by law to be performed by a county service area

 Any other governmental services which the County is authorized to perform and which the county does not perform to the same extent on a countywide basis.

# County Service Needs

Needs for the various services provided are discussed throughout this Element. However, in general, the County Service Area which provide some of these service parcel charges do not reflect actual needs. The studies are needed for each of the services provided and a more equitable method of service priority and revenue distribution among the service areas needs to be evaluated.

### Loyalton

The County provides various services to the City of Loyalton. Annual review of the fee structure is needed to ensure that actual costs are covered.

### General Government\Fiscal Impacts of General Plan Buildout

As the second smallest county in population within the State, Sierra County has no fewer problems financing public services than elsewhere. Indeed, the cost per capita of County services is higher than larger counties which causes a problem inverse to population served. That is, a small population must carry fixed costs assigned by the State legislature. In addition, the dispersal of the county population imposes costs for services delivery that are not found in more populous counties simply because travel time is less, customer groups served are closer together and service delivery is relatively easier.

The current annual cost of County government on a per capita basis is \$2,209.02. The assessed value of taxable property per capita is \$8,286.20.

For purposes of comparison with other counties, following is a list of a few more populated counties that, by law, must carry the same basic services to their citizens.

Table 5-8

COMPARISON OF SELECTED COUNTIES'

PER CAPITA COST OF SERVICE AND ASSESSED VALUES

County	Per Capita Cost of Service	Per Capita Assessed Value		
Alameda	\$ 72.06	\$ 5,131.50		
El Dorado	698.87	59,162.00		
Sacramento	877.46	4,187.38		
Modoc	1,346.71	53,395.84		
Mono	1,523.56	144,957.57		
Trinity	1,364.71	38,823.92		
Nevada	604.35	56,462.17		
Sierra	2,373.72	8,286.20		

Revenue received to pay for County services is \$1,714.51 per person per year, <u>exclusive</u> of real estate taxes. With present occupancy rates per occupied household (2.472 persons), the County receives \$4,238.27 per year in revenue <u>other than property taxes</u>. Timber receipts and non-residential property taxes are excluded since they are not generated by residences.

With the cost of service per household at \$5,868.53 per year, the contribution of each house from <u>real estate taxes</u> must equal or exceed \$1,630.26 per year which does not occur. Table 5-9 below presents a summary of these calculations.

# TABLE 5-9 SIERRA COUNTY COST OF SERVICES SUMMARY

Item	Amount
Cost of Service per Capita	\$ 2,374
Persons per Household	<u>x 2.472</u>
Cost of Service per Household	\$ 5,868.53
Value of Revenues per Household without property tax	\$ <u>4,238.27</u>
Value of property tax*	1,191.00
Shortfall per Household	\$( 439.26)

^{*} Assumes minimum value/house \$189,000.

It requires an average property valued at \$163,000 to generate property taxes sufficient to break even with cost of services. Thus, properties valued less than \$163,000 are subsidized by other properties with greater values. This over-simplified analysis of the cost of service to revenue has at least two qualifications that need comment:

- The equation does not take into consideration the cost of services delivery borne, by nonresidential classes of property.
- The analysis deals only with the cost/revenue for county services. Other local service costs (fire, city, schools, etc.) are not included. If these service costs were added to the above equation, it would show that the real estate taxes per house should be approximately \$3,200 per year to "break even" with the cost of service, excluding contributions from non-residential values.

For purposes of illustrating that Sierra County cannot concentrate exclusively on single family housing to achieve future goals and objectives; at present 1993 values, the minimum house cost to pay for county services (\$163,000) requires a qualifying income per household of \$41,000. In 1990, the median income per household was \$29,911.

Since the County has been able to balance its budget in recent years, it is obvious that timber receipts, non-residential property taxes, and use of reserve funds has made up the short-fall in residential related revenues.

As development proceeds in the County, the fiscal outlook at the end of the Plan period can be projected. Two estimates for Year 2012 total housing units can be used for comparison purposes:

480 new dwelling units produces a revenue shortfall of \$211,935 619 new dwelling units produces a revenue shortfall of \$271,791

(Note: The estimated revenue per household is based on a number of assumptions: a) that county/federal distribution of County revenue sources is unchanged; b) that sales tax per person continues at or above 1992 levels; c) that the average market value of each residence is \$189,000; d) that no debt redemption for future improvements is required as an added burden per household).

The estimated revenue to expenditure shortfall can be mitigated by any combination of revenue generating residential or non-residential development or creation of a special district, or other taxing authority, to impose a surcharge on traditional tax sources generated by residential construction.

Estimating possible income from non-residential uses is not possible within the framework of available data. However, with some assumptions regarding several variable factors that govern revenue values, it is possible to produce an estimated revenue to expenditure relationship for the Year 2012. Assuming a buildout rate of 54,000 square feet (1.2 acres) per year of non-residential property improvements and assuming that such buildout continues to be related to tourist, seasonal, recreation and highway type of retail/commercial activity, it can be assumed that each 1,000 square feet of improvements will generate approximately \$750 in combined revenue (property tax, sales tax, fines, forfeitures, etc.).

The rate of 54,000 feet per year reflects a buildout (absorption rate) of 1.4% of total capacity annually. Housing growth is also projected at the same rate. At the Year 2012, new non-residential development (commercial, retail, industrial) would consume approximately 918,000 square feet (21 acres) feet. Residential construction during the same period would add approximately 619 units. (Note: Department of finance projections support this growth rate. However, the historic growth rate for residential development in Sierra County has produced 480 units for the past 15 years.)

The following table demonstrates the result of these assumptions. For the Year 2012, it can be projected that a 1.4% growth of residential and non-residential property will generate a positive revenue flow of approximately \$176,000 per year greater than the cost of service provided that service costs do not change over time in relationship to the per capita cost of service delivery.

Table 5-10
PROJECTED REVENUE TO COST OF SERVICE
SIERRA COUNTY GENERAL PLAN DEVELOPMENT
FOR 2012

	Residential (619 du)	Non-Residential (918,000 ft)	Total
Property Tax	\$ 737,229	\$ 578,340	\$1,315,569
Other Revenue	2,623,200	110,160	2,733,360
Total	\$3,360,429	\$ 668,500	\$4,048,929
Cost to Serve	\$3,632,220	\$ 250,975	\$3,873,195
Net Other/(Under)	\$ (271,791)	\$ 447,525	\$ 175,734

SOURCE: Milbrodt, 1993.

This projection shows a slight revenue positive result of implementing the General Plan land uses to the Year 2012. (The General Plan is not expected to restrict growth during the Plan period since adequate land for projected growth in land use needs is provided. As a result, market conditions are expected to dictate overall growth). In the short-term, any interim year could result in a fiscal shortfall if non-residential development does not keep pace with assumptions. In addition, a cautionary note is needed. The dollars shown represent a fraction of the total budget and by no means represent "profit" to the County which can be directed to other public purposes than maintaining services to the new development. Actually, the revenue greater than expenditure, if annualized, is a small percentage of the total cost of

service and a very small share of the total County budget. For purposes of financial planning and conservative budgeting, this revenue in excess of cost can best be placed into a reserve to meet any contingency that arises.

The last two State budget cycles have resulted in a major transfer of locally collected property taxes away from general purpose government functions to pay for educational functions. If this trend continues the ability to estimate future revenue from non-residential property uses will be completely eliminated. However, for estimating purposes, as a crude rule of thumb and depending upon the specific type of use proposed, each 1,000 square feet of non-residential development will produce approximately \$750 per year in tax revenue (including property taxes, franchise fees, sales taxes and other revenue sources). What this means is that the County can determine the net loss of revenue from residential development and measure the approximate number of square feet of non-residential development required to offset the shortfall.

The estimates of costs and the estimates of revenue are based upon a large number of crucial variables. Perhaps the most serious of those assumptions deals with the State legislature. It is completely unknown what changes in revenue distribution may take place or what shifts may be mandated to move services now performed by the State to be performed by the County. New judicial decisions or any of a series of other possibilities could also upset the balance shown above. Therefore, County staff must monitor fiscal impacts on a constant and regular basis to recommend policy changes to the Board of Supervisors that can address changes that arise at any time.

Other factors which need to be considered in understanding potential fiscal impacts are discussed in Table 5-11.

# Table 5-11 REVENUE/EXPENDITURE TRENDS IN SIERRA COUNTY

1. **Assessed Valuation and Property Taxes.** During the 12 year period from 1980-81 to 1991-92, the County's assessed valuation increased by 145% and the property taxes allocated increased by 162% in reported dollars (that is, they have not been adjusted for inflation). In both cases when adjusted for the number of housing units constructed (which as noted above is at a higher rate than population – 21% to 19%), they have increased more rapidly – 105% and 119% respectively. Therefore, it is apparent that fiscally the low population growth and housing growth in higher end prices at a rate greater than population growth which the County has

been experiencing has been beneficial to its revenues.

- 2. Taxable Sales Trends. During the last 12 years, the trends in retail sales and sales taxes from non-retail sources have demonstrated dramatically different trends. While the number of households in the unincorporated area increased by 13%, taxable retail sales have been relatively stable. The nominal 16% increase in sales per household between 1980 and 1990 (the rate is different for each pair of years chosen) would be a decline if inflation was considered. However, taxable sales by non-retail outlets increased dramatically by 164% during the same period and now provides nearly half of the County's sales tax revenues. The combined (retail and non-retail) sales tax revenues increased by 66% during the 12 year period which is less than the rate of inflation during the same period (71%). Therefore, it is apparent that the population growth has not yet significantly benefitted the County's sales tax revenues.
- 3. County Revenues. While the County's total revenues have increased faster than inflation, it is only during the last four years (1987-88 to 1990-91) that the increase was substantial. Property taxes have generally increased from year to year, but most other categories are quite variable, State and Federal funding usually amounts to between 55% and 65% of the total, and has been declining in recent years. The data clearly shows the County's fiscal difficulties in establishing a stable funding program.
- 4. County Expenditures. The County Supervisors appear to be managing their expenditures in keeping with their revenues. During the 12 year period, total revenues exceeded total expenditures by about 1.9%. This apparently indicates establishment of reserve funds or planning for needed capital facilities. Again, expenditure levels may vary significantly from year to year for each of the categories. General Administration and Public Assistance categories have increased more rapidly than inflation, Health and Sanitation were relatively stable for the first ten years studied, while Public Protection (primarily the Sheriff's Department) and Roads have usually not kept pace with inflation. Therefore, it is apparent that while overall the County has increased its ability to provide services to its residents during the period studied, its dependence on State and federal funding has been limiting its ability to provide those services (policing, fire and road maintenance) which are most directly related to new development and its residents.

SOURCE: Cone, 7/21/93

**Fiscal Strategy.** A number of strategies are identified in this Plan to avoid a fiscally dismal future for the County:

- 1. **New financing mechanisms in place.** Unless high value properties are developed that do not require public services, the County must ensure that alternative financing mechanisms are in place at the time approval is granted to all new developments to ensure that new development pays its way. The most likely mechanism to do this is a special taxing district which allows the County to receive supplemental revenues in future years without protest or revocation. The most suitable mechanisms for this are:
  - Lighting and Landscape Districts;
  - Community Facilities Districts;
  - Benefit Assessment Districts; or
  - A combination of these.

These mechanisms are discussed further in the Appendix to the General Plan, within each individual Public Facility impact discussion, and relative to the most promising mechanisms (County Servce Areas and Community Facility Districts below).

2. County Service Area Financing. The role of a County Service Area is primarily to offer a means of paying for special levels of service not otherwise offered throughout the County. The County should impose formation of a County Service Area on those subdivisions, parcel splits and/or planned unit developments that are considered for approval. These CSA's would offer opportunity to establish a per parcel annual fee to be collected with the property taxes to pay for project shortfall of revenue available from traditional sources.

The service fee would be annually established and subject to an annual public hearing at which time a majority protest from the CSA can rescind the fee for that year.

A CSA can be formed without compliance to the LAFCO procedures that accompany formation of special purpose districts.

A CSA is empowered by statute to impose parcel fees for nearly any public purpose. This includes payment of capital assets. This means that a parcel fee may be established to collect funds that are used to pay off lease purchase agreements for capital facilities

(equipment, buildings). The fee can also be used to pay for contract services such as ambulance service provided by a private company. And the parcel fee can be used to reimburse County costs for staffing expenses necessary to perform specific duties that benefit the CSA paying the fee.

A CSA is simpler to organize and administer than a special district. It is managed by the Board of Supervisors. Forming a special district may also result in an independent board of directors to manage the district.

However, this process usually increases the difficulty of coordinating land use management throughout the area and specifically the integration of capital improvement planning and construction.

The existing County Service Area parcel fees also should be adjusted to correct deficiencies and to incorporate results of additional fee studies for various public facilities. It may be appropriate to consolidate CSA's, fire, and water districts.

**Summary** ~ The primary fiscal strategy recommended in this Plan is to utilize the County Service Area law to the maximum extent possible. A new CSA need not be formed each time that a subdivision is considered because the law permits formation of benefit zones within a larger CSA. Thus within an existing CSA there may be zones which charge different fee schedules and receive different levels of service.

Placer County, for example, forms a zone within a CSA each time that a subdivision map is approved. The zone pays for all special services related to that subdivision including landscape maintenance, drainage, road maintenance, and contribution to both neighborhood and regional parks serving the subdivision, added sheriff patrol service, street lighting, water distribution, sewer service (or septic tank maintenance service) and other special needs for the particular development.

The CSA mechanism should be used for one other extremely important phase of managing land use development — the correction of deficiencies to existing public facilities. While State law allows a county to impose a fee on new development to pay for the fair share of proportionate demand that development places on

existing infrastructure, there is no method of collecting funds from new development to pay for correction of current deficiencies. Thus, existing property owners face a major problem in paying for their fair share of improvements that are required.

For example, if jail expansion is required for new population but the existing jail fails to meet safety standards and requires remodeling, the cost of correcting the deficiencies falls on all the property owners – both current and new alike. The new owners have two burdens to pay: their share of expanding capacity to serve them, which is 100% of the cost; and a proportional share of correcting existing deficiencies which must be borne by all properties that benefit and not just the new arrivals.

3. Community Facilities District. Formation of a Community Facilities District may assist with capturing funds to pay for capital improvements. This type of district is unique in that it is not an independent special district but rather a method of financing. The Board of Supervisors is also the governing board of the CFD (also known as a Mello-Roos District). Debt incurred by a CFD does not impair the credit rating of the County because the CFD is considered to be an independent agency, and any default or bad debt record stays with that agency and the County is shielded from credit rating deterioration.

A CFD can impose a special tax, over and above the Constitutional maximum of 1%, by gaining a 2/3 vote of the voters within the district. A district can be formed without all property being continuous which allows the County to form a district to finance capital improvements and attach newly developing project areas to it. The usual method of formation is to have property owners vote on formation and debt issuance prior to the sale of property following its initial development. That way there are no registered voters within the district (or at least less than 12) which allows property owners to vote at the rate of one vote per acre.

The CFD can also vote in a special tax for maintenance of facilities. This allows the County to collect income annually for maintenance and operation of the systems installed by the district. However, while the special tax for debt redemption is fixed until all debt is retired, any special tax imposed for operations is subject to an annual public notice and public hearing procedure. Therefore, it may turn out that at some future date income expected to pay for

operations may be canceled through the majority protest. This is not likely given the expectation of residents to have their public services continued, but it is a caution that must be expressed.

- 4. **Special Purpose Districts.** Any other form of special district, such as a Public Utility District; Community Services District; Park District; etc. is actually a separate and distinct unit of local government with an independent board of directors. While the organization of such units may have distinct advantages by delegating responsibility for special services to a special board, it also has a major downside in that coordination of resources and land use management is made more difficult and subject to political negotiation.
- 5. **Fiscal Impact Analysis.** No change in land use should be considered by the Planning Department or Planning Commission without a comprehensive financial impact analysis. In addition, every fiscal analysis prepared should examine not only the cost/revenue impacts on County government but also the cost/impacts on other local government units that provide services within the area affected by the proposed land use.

Additionally, the analysis should be sufficiently detailed as to permit periodic monitoring to test predicted results against experience. Most fiscal impact studies are based upon an assumed buildout density. At the time of buildout (which could be several years distant) it is presumed that costs for service and revenues earned will be based upon current costs/revenues per capita multiplied by the expected number of persons situated on the land being improved. However, such analysis does not address the period from project approval until buildout. Often local government will find short term costs not paid for by the project during the process of buildout even though at full buildout the project is revenue positive. The County should require periodic measurements of costs to revenues with built-in safeguards to trigger alternative revenue sources if monitoring shows that a revenue negative posture is happening.

6. **Economic Impact Analysis.** The County should require that the fiscal impact analysis also measure general economic benefit arising from proposed land uses. For example, if a tourist destination resort was to be proposed for Sierra County the proponent would claim that the entire area would benefit from the

increased spending of visitors without the cost of serving permanent residents. And, the proponent would argue that increased spending for services and supplies would improve the business conditions of existing commercial properties. However true this assertion may or may not be, the application should, as part of the land use change review process, be required to deliver to the County an economic analysis that reflects direct and indirect costs/benefits derived from the proposed change in land use. Funds should be deposited with the County so that an independent analysis can be prepared.

- Jobs/Housing Growth Balance. While it is generally recognized 7. that growth improves the ability of local government to pay for services and that increased yield of local revenues expands the ability of government to spend without new taxes, the key factor is the capacity of the private economy to generate revenues. Studies show that for each 50 new jobs the local economy generates \$237 in new revenue per capita. But, with each 50,000 of new population only \$35 per capita is generated. This means that while population and job growth strongly improve local government operations from improved revenue capacity, it is crucial that both jobs and population be balanced carefully. It has been shown that for each dollar of new revenue capacity, local government spends an additional \$0.87. Thus, if local government is to grow and continue to finance its operational expenses it must sustain a strong economic development program. (See Economic Element)
- 8. Explore Creation of an Active Outreach Economic Development Program. (See Economic Element)
- 9. Prepare Specific Financing Plans for each Public Facility/
  Service. Develop financial planning and implement steps to
  finance water, fire, sheriff, and other public facilities discussed
  throughout this Element.
- Create impact fees. Adopt a development impact fee program to pay for needed capital facilities.
- 11. **Volunteerism.** Form a non-profit public services foundation to finance volunteer program coordination and help with construction of public improvements.

# PARKS AND RECREATION ELEMENT

GENERAL PLAN 2012





### JULY, 1996

# 6. Parks and Recreation Element Background Report

### Issues

The following issues were raised at the public General Plan Issues Workshops or at other points during the General Plan process by consultants, staff or Planning Commissioners. While each of these issues may not have resulted in the development of a related policy (as a result of Planning Commission discussion) the list is included here as a record of the full range of concerns discussed. The key issues are discussed in greater detail in the Background Discussion.

### Table 6-1 SIERRA COUNTY GENERAL PLAN PARKS AND RECREATION ISSUES

Adequate **Facilities** 

Recreation Land/ Establishment of the appropriate amount of recreationallydedicated land for Sierra County, and the mix of new

recreation needed.

Federal Lands

Importance of federal facilities to the local economy.

**Recreation Use Compatibility** 

Possible need to restrict certain recreational uses on federal lands which may alter recreational experience of conflicting uses (examples include sailboarding, snowmobiling, power boats, jet skis, etc.

Potential incompatibility between certain recreational uses, specifically cross-country skiers and snowmobilers, and hikers, mountain-bikers, and all-terrain vehicle users.

How to set recreational use limits, and the legality of such limits.

The potential establishment of special recreational treatment zones, and/or marine patrol programs using State waterway regulations.

The separation of use areas to help resolve conflicts.

Identification of valuable recreational amenities and development of specific goals and policies for these recreation areas

Waterways

- Public Access
- Wild and Scenic River Status value
- Motorized vs. non-motorized boat conflicts

Trails

Bicycle facility needs.

Potential formation of policies regarding bicycle use on County roadways and State highways within Sierra County.

Permit requirements for special cycling events.

Pedestrian trails including trail linkages

Winter Recreation

The merits and liabilities of planning for additional snopark areas.

Areas designated "Winter Recreation" previously in General Plan.

Cross-country skier vs. snowmobile user conflicts.

Are downhill ski areas needed?

### Table 6-1 (cont._ SIERRA COUNTY GENERAL PLAN PARKS AND RECREATION ISSUES

**Private Resorts** 

Are large-scale destination resorts needed? What are their impacts on environment, economy, and quality of

life?

How can small- to mid-scale facilities be encouraged?

Appropriate locations?

Should associated residential uses be allowed?

Employee housing?

Special Areas The G

The Grouse Ridge area may contain opportunities for unique recreation areas, including hike-only access

areas

The development of specific land use requirements for

the Lakes Basin, Kyburz, and Lavezolla areas.

The development of specific land use recreation requirements for cross country ski and snowmobile uses

in Sardine Valley.

# **Background Discussion**

## County / City / School Facilities

Adequate Recreation Land/ Facilities

Numerous park and recreation facilities currently exist in the County, under a wide variety of jurisdictions. County, City, and school facilities provide for the basic recreation needs of local residents:

Table 6-2
PARKS AND EXISTING RECREATION FACILITIES
(acres)

		(acres)		1	
	1. County- Owned or leased	2. City Owned	3. Privately owned but available to the public	4.School Grounds	TOTAL
Alleghany Sierra City Calpine Downieville Loyalton Sierra Bros Sierraville Loyalton Elm Loyalton Jr/SR HE Sierraville Elm Alleghany Elm	1 ac .75 4.86 1.24 ¹	10.0dev/5.51 undev	14 5.74 ²	2 3 1.5 .5 .33	1.0 .75 4.86 1.24 15.51 14 5.74 2 3 1.5 .5
	7.85	15.51	19.74	7.3	50.4

### **Existing Countywide**

Park acreage / 1000 residents excluding schools

(Based on 1990 population of 3318) = 13 acres/1000 residents

### Unincorporated Park Acreage

Park acreage / 1000 residents

(Based on 1990 population of 2387) = 12 acres/1000 residents

¹ Two river parcels ² Rodeo grounds

Table 6-3
PARK ACREAGE SHOWN ON LAND USE DIAGRAM (acres)

	1. County- Owned or leased		,	4.School Grounds	TOTAL
Sattley Goodyear's Bar Sierraville	2.0 2.0 5.0				
Ultimate Park Acreage	16.85	15.51	19.74	7.3	59.4

Future County-wide park acreage at ultimate buildout/1000 residents excluding school grounds (based on ultimate population of 9013) = 5.6 ac/1000 residents

Tables 6-2 and 6-3 above show existing countywide park land at a ratio of 13 acres/1000 residents; 5-10 acres/1000 residents is a generally accepted target ratio. However, 12 acres/1000 residents is considered an appropriate target ratio for Sierra County (excluding school grounds) because this is the ratio currently enjoyed by residents. To meet this criteria, one park in each community is targeted. As a result, the Land Use Diagrams show park sites in Sattley, Goodyear's Bar and Sierraville. These sites should be acquired by the County or obtained as required park dedication of future subdivisions or Planned Developments proposed on properties which include these sites combined with appropriate park acquisition fees. Alternate sites of equal acreage suitable for developed recreation would also be acceptable. In addition, the policies call for eventual creation of a 55-60 countywide park or the equivalent acreage in community parks to fulfill remaining need. The County should also work toward acquisition of or enter into a long-term lease for the Rodeo Grounds in Sierraville since these serve an important recreational function and are calculated into the overall park acreage/resident ratio. 100 acres of park land at ultimate buildout of approximately 9000 would result in the target 12 acres of park lands/1000 residents.

Provision of adequate park acreage to meet the needs of residents is a concern as well as funding to develop and maintain the parks. Current annual funding is limited and provides only minimal maintenance and new facilities construction. New development can provide for new construction needed to serve new residents. However, maintenance and existing deficits must be funded in other ways — most commonly the General Fund (which is stretched thin) or via a Recreation District.

**Private Facilities**. Private facilities generally provide for visitor needs rather than those of local residents:

# Table 6-4 PRIVATE RECREATION FACILITIES IN SIERRA COUNTY

CAMP & PICNIC AREAS Total of 40 sites with 596 units in County.

ORGANIZATION CAMPS 8-10 sites in County; 6 with Tahoe National Forest Land

Use Permits.

RESORTS, LODGES,

MOTELS

218 units

WINTER SPORTS FACILITIES None

**Federally-Owned Facilities.** Most of the developed recreation sites within Sierra County are within National Forest lands. A listing of facilities within each National Forest follows:

Table 6-5
TAHOE NATIONAL FOREST
Downieville Ranger District

	# Camp Sites	Trailer Boat Spc(Y/N) Ramp(Y/N	Picnic/ Day Use N) Sites	Inter- pretive Trails	Resort	Notes/ Other
Cal-Ida	12	Yes			-	
Lower Carlton	30	Yes				
Fiddle Creek	13	No				
Indian Valley	17	Yes				
Rocky Rest	7	Yes				
Ramshorn	16	Yes				
Cannon Point						Scenic overlook
Union Flat	16	Yes				0001110 0 V 0110 0 K
Loganville	15	Yes				
Wild Plum	47	Yes				
Snag Lake	16	Yes				
Sardine	29	Yes				
Salmon Creek	32	Yes				
Diablo	8	Yes				
Berger	10	Yes				
Packsaddle	10	Yes				Pack & Saddle Facility
Sierra	16	Yes				. Louis
Chapman Creek	29	Yes				
Yuba Pass	20	Yes				
Convict Plat			3			
Indian Rock			3			
Packer Lake			3		Yes	
Sand Pond			16	Yes		Swimming
Upper Salmon Lake					Yes	g

(Continued)

# Table 6-5 (cont.) TAHOE NATIONAL FOREST

### Sierraville Ranger District

	# Camp Sites		Boat Ramp(Y/N)	Day Use	Inter- pretive Trails	Resort	Notes/ Other
Jackson Point	10						Boat access only
Upper Little Truckee	86	Yes					
Lower Little Truckee	15	Yes					
Cold Creek	13	Yes					
Cottonwood	49	Yes			Yes		
East Meadow	46	Yes					
Pass Creek	30	Yes	Yes				
ndependence Lake	20	Yes	Yes				Private SPP
Nebber Lake	60	Yes					Private
Bear Valley (Group)	Groups of up to 100	Yes					Private PG&E
Aspen	Groups of up to 100	Yes		15			Swimming
			Trucke	e Ranger [	District		
	10	Yes					
Logger	252	Yes	Yes				
Stampede Vista		, 00	, 00	2	Yes		
Emigrant (Group)	Groups of up to 150	Yes	Yes	-	, 00		
Captain Roberts	ap 13 , 3 3		Yes	3			Boat access only
	Sun	nmary of	Tahoe N	ational Fo	rest Re	creation S	ites
Downieville Ranger District (27 recreation locations)	361 sit (at 21 loc.)		None	25 Sites 4 loc.	at 1 Loc.	at 2 Loc.	1 private 26 N.F. 1 swim facility 1 pack saddle 1 scenic o/l
Sierraville Ranger District	331 sites*	at 10	at 2	15 Sites			3 private
(11 recreation locations)	(at 11 loc.)	Loc.	Loc.	at 1 loc.	Loc.	None	8 n.f. 1 swim facility
Truckee Ranger District	263 sites	at 3	at 3	5 sites	at 1		
(5 recreation locations)	(at 3 loc.)	Loc.	Loc.	at 2 loc	. Loc.	None	0 private
TOTALS - TAHOE NATIONAL FOREST (43 Tot Rec Locations)	955 sites (at 35 loc.)	at 30 of 43 Loc.		45 sites at 7 loc.			4 private 2 swimming 1 pack & saddle
							1 scenic o/l

¹ Includes 2 group sites; ² includes one group site.

**Plumas National Forest.** There are no developed recreational facilities within the Sierra County portion of Plumas National Forest. The Pacific Crest Trail crosses portions of Management Area #16 within the County.

**Toiyabe National Forest.** A small portion of the northern limit of Toiyabe National Forest lies within eastern Sierra County. Recreation locations within this area are detailed below.

# Table 6-6 TOIYABE NATIONAL FOREST

# Camp Sites		Boat Ramp(Y/N	Picnic/ Day Use N) Sites	Inter- pretive Trails	Resort	Notes/ Other
	Yes		Yes			
	Yes		Yes			

Dog Valley Lookout Campground

### Federal Lands Campgrounds

Throughout the General Plan update process, the importance of recreation facilities on federal lands to the County's economy and quality of life was discussed as a key issue. Funding cuts are threatening to force closure, privatization, or a reduced season at Forest Service campgrounds. All of these actions would reduce the quality of experience of availability of camp sites and other visitor services with repercussion on the County's economy. Rather, additional campgrounds staffed by Forest Service employees are needed.

# Recreation Use Compatibility

On both private and federal lands as well as County facilities used for recreation (such as non-plowed roads in the winter) conflicts between different types of recreation uses are a concern to residents. These conflicts can affect the recreational experiences of both local residents and visitors alike. Concerns include:

**Areas which receive heavy use** ~ An example is the Lakes Basin where the degree of use threatens to alter the character and potential recreational experiences of the area.

Conflicts between motorized and non-motorized forms of recreation ~ A different recreational experience is sought by cross-country skiers vs. snowmobilers, hikers vs. mountain bikers, mountain bikers vs. all-terrain vehicle users. Motorized activities can also take a toll on sensitive environments and wildlife habitat. The Forest Service recognizes these concerns and has specified areas where motorized vehicles are not allowed.

concerns and has specified areas where motorized vehicles are not allowed. However, there are still areas of concern to the County where motorized vehicles are still allowed.

Recreational use conflicts on County facilities mainly relate to snowmobile vs ski use of unplowed roads in the winter. However, the County has little control over snowmobile use on public roads; snowmobiles are licensed vehicles. Their noise generation is regulated by the State. (See Noise Element for further discussion.) The areas of particular concern, the only available method to limit snowmobile use is by limiting parking areas for snowmobile users.

On private land, recreation conflicts can be alleviated through the use of the conditional use permit process which is required of Commercial, Visitor Commercial, and Recreation uses in the Land Use/Open Space Element.

### Waterways

Access ~ Assurance of public access to the County's rivers, streams, and lakes is a concern. The Subdivision Map Act requires that access to public waterways be provided as land is subdivided. However, concern has been expressed in the past that within Community Areas, access should be restricted to existing public use trails since these provide adequate entry opportunities and because access across federal land is readily available throughout the County.

Wild and Scenic River Designation ~ See discussion in Visual Resources Element.

### Trails

See discussion in Circulation Element.

## Winter and Private Resorts

Expansion of winter recreation facilities and visitor services would help alleviate the economic impacts of the winter down season in the County. It was generally agreed during the General Plan workshops that expansion of existing small-scale resorts and the addition of new resorts of this type would have a positive economic impact on the County while fitting in with the character and limited facilities available in the County. However, it was agreed that employee housing or second home housing should not be allowed in these areas because of the cost to provide public facilities and the desire to build on the economy and form of existing communities by focusing residential development in these areas. The Recreation designation is used to define these small scale resort areas. (See Land Use Element Policy 11.)

In addition, the Visitor Commercial designation allows for motels, hotels, and

restaurants within Community Areas where these more intense visitor services are appropriate due to availability of related support services and public facilities and services.

Large-scale destination resorts and ski areas will need to be evaluated on a case-by-case basis because of the potential impacts involved. Special Studies would be required to receive the Destination Resort land use designation. (See Land Use Policy 12.) This issue is discussed further in the Economic Element.

### Special Areas

Certain areas in the County offer unique recreational opportunities which should be provided for in future County development permitting actions as well as by the Forest Service. They include:

- All lakes and rivers
- Antelope Valley
- Bickford Meadow
- Carman Valley
- County and State designated scenic corridors (See Visual Element, Implementation Measure 1d)
- Kyburz Meadow
- Lakes Basin
- Little Truckee River Basin
- Perazzo Meadow
- Sardine Valley
- The Sierra Buttes
- Long Valley

# NOISE ELEMENT GENERAL PLAN 2012





# 7. Noise Element Background Report

### Issues

The following issues were raised at the public General Plan Issues Workshops or at other points during the General Plan process by consultants, staff or Planning Commissioners. While each of these issues may not have resulted in the development of a related policy (as a result of Planning Commission discussion) the list is included here as a record of the full range of concerns discussed.

Key issues are discussed in more detail in the Background Discussion section. The following noise-related issues were raised during the General Plan Issues Workshops:

Table 7-1 SIERRA COUNTY GENERAL PLAN NOISE ELEMENT RELATED ISSUES

General Plan Issues Workshops

The following noise issues were raised during the General Plan update process:

Truck Noise

General traffic noise was not expressed as a concern in the General Plan Update Workshops. However, truck traffic noise was expressed as a particular concern to County residents.

Currently, logging truckers voluntarily avoid using noisy jake brakes on approach to and within the County's communities.

Regulation of jake brakes is not possible since they are subject to State regulation.

Recreational Noise

A number of noise issues related to recreational activity were raised during the General Plan update including:

- Power boat and jet ski noise at recreational lakes.
   Lakes Basin and Jackson Meadows were mentioned specifically.
- Snowmobile noise and its incompatibility with other recreational uses such as cross-country skiing.
- Off-road vehicle use and its incompatibility with Kyburz, and Lavezzola areas were specifically mentioned.

Special recreation treatment zones were suggested to manage various uses.

Other Noise

Other noise-related issues which were raised during the General Plan update included:

- Chainsaw noise as a nuisance
- Barking dogs as a nuisance

The Noise Consultant for the General Plan Update raised the following additional issues:

Increases in traffic noise

Future growth in traffic will create an increase in noise levels. This is a concern in terms of both the location of new noise sensitivity, land uses, and the location and design of new roads.

Fixed noise sources

Fixed noise sources are a concern with regard to the location of both new noise-sensitive land uses and new fixed noise producing land uses.

Railroad and Airport Noise

Railroad and airport noise levels are potential concerns.

The General Plan Guidelines contain the following discussion of Mandatory Noise Element Issues (p. 144):

### Mandatory Issues

The contents of the noise element will vary between local jurisdictions. A local element should accurately reflect the noise environment, the stationary sources of noise, and the impacts of noise on local residents. Based upon the "shoe fits" doctrine, the noise element will be as detailed as necessary to describe the local situation and mitigate local noise problems. Issues include:

- Identification and appraisal of major noise sources;
- Existing and projected levels of noise and noise contours for major noise sources;
- Determination of the extent of "noise problems in the community;" and,
- Selection and imposition of methods of noise attenuation and the protection of residences from excess noise.

### **Background Discussion**

This information was prepared with the assistance of Brown-Buntin & Assoc. who prepared generalized noise contours for the major roadways, railroads and fixed noise sources in the County for existing and future conditions. A community noise survey was also conducted to describe existing noise levels in noise-sensitive areas within Sierra County so that noise level performance standards could be developed to maintain an acceptable noise environment. A more detailed background report including an explanation of methodology can be found in the Appendix to the General Plan.

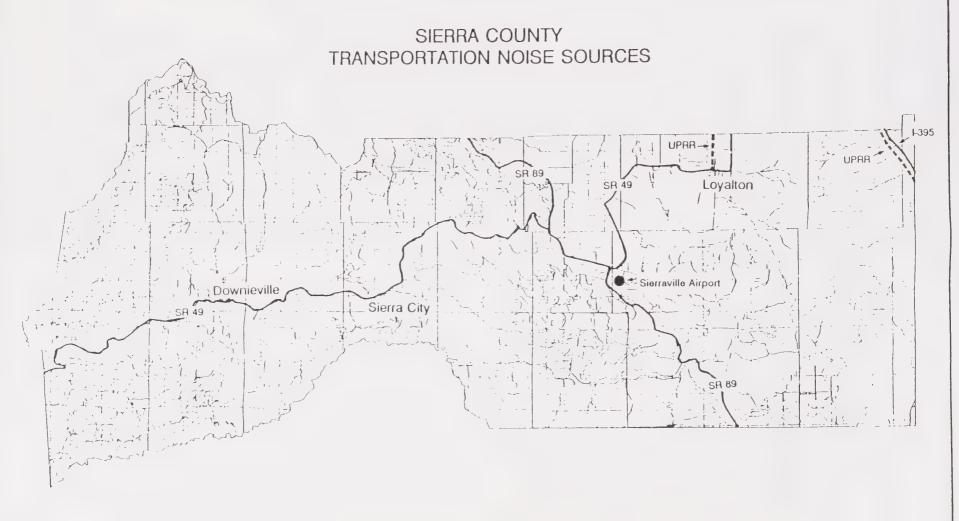
### Roadways

**Existing and Future.** Transportation noise levels are commonly expressed in terms of decibel level averaged over a 24-hour period and weighted for the night-time hours; this measurement is abbreviated: dB  $L_{dn}$ . Noise contours (dB  $L_{dn}$ ) were prepared for the County's main transportation corridors shown on Figure 7-1 (Highway 49, Highway 89, the Union Pacific Railroad, and Interstate 395). The distance to the existing and future 60 dB  $L_{dn}$  noise contours in each of these corridors is shown below (Table 7-2). The 60 dB  $L_{dn}$  contour is used acceptable noise level for residential areas. Thus, any homes within this contour are

exposed to potentially unacceptable noise levels. Since most of Sierra County's communities have evolved adjacent to Highway 49, a number of traffic noise impacted areas exist today. Examples include residences along Highway 49 in Sierra City and Downieville. The General Plan EIR contains maps showing existing noise contours. Future noise contours are shown on the Land Use Map for each community. (See Land Use Element)

Figure 7-2 may be used to estimate the distance to the existing 60 dB  $L_{dn}$  contour for projected volumes of arterial traffic on roadways not included in this analysis.

FIGURE 7-1

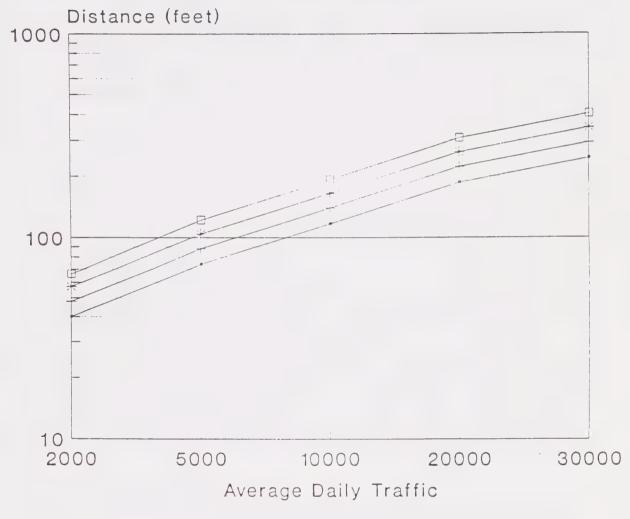


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# FIGURE 7-2 DISTANCE TO 60 dB Ldn CONTOUR - ARTERIAL TRAFFIC

NOTE:  $L_{dn}$  contours derived from Figure 2 are only indicators of potential noise conflicts, requiring more detailed analysis to determine traffic noise levels at any given location.





NOTE:  $L_{dn}$  contours derived from Figure 2 are only indicators of potential noise conflicts, requiring more detailed analysis to determine traffic noise levels at any given location.

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# Table 7-2 DISTANCE (FEET) FROM CENTER OF ROADWAY TO 60 dB L_{dp} CONTOURS

		Distance, feet	
Segment	Description	Existing	Future
State Route 49			
1	Yuba County Line to Goodyear Bar	72	
2	Goodyear Bar to Sierra City	90	
3	Sierra City to Gold Lake Road	84	
4	Gold Lake Road to Junction S.R. 89	61	
5	Sierraville to Loyalton	100	
6	Loyalton to Smithneck Road	97	
7	Smithneck Road to Plumas County Line	68	
State Route 89			
8	Nevada County Line to Sierraville	164	
9	Sierraville to Sattley	91	
10	Sattley to Calpine	77	
11	Calpine to Plumas County Line	87	
State Route 395			
12	State of Nevada to Lassen County Line	250	

Note: Topography in Sierra County varies considerably, sometimes alternating from flat to hilly along relatively short roadway segments. Due to the size and topographic complexity of Sierra County, it was not possible to evaluate the effects of topography on traffic noise at all locations in the County. Therefore the numbers presented in Table I should be considered estimates of traffic noise exposure, to be supplemented by more detailed study as needed.

SOURCE: Brown-Buntin, October 1991

Railroads. Railroad activity in Sierra County consists of freight operations on the Union Pacific (UPRR) tracks in the northeast section of the County. The UPRR Company operates a mainline from Reno Junction to Reno, parallelling SR 395, and a spur line from Hawley to Loyalton, serving the Sierra Pacific Lumber Mill. In 1991, there are currently 12-15 daily operations on the mainline, and 1 operation per week on the Loyalton spur. Trains are distributed randomly throughout the day and nighttime hours, and there are no plans for future expansion of service on these lines.

Table 7-3 describes the typical railroad noise contours which result from this level of railroad activity. Again, the 60 dB  $L_{dn}$  contour is the critical level. Of most concern relative to noise exposure is the Loyalton spur. Since the 60dB  $L_{dn}$  contour only reaches 40 feet from the rail centerline, few (if any) homes are exposed to excessive rail noise.

Table 7-3 APPROXIMATE DISTANCE TO RAILROAD NOISE CONTOURS SIERRA COUNTY					
Location	L _{dn} , dB, 100 Feet From Tracks	Distance to 60 dB L _{dn} contour (feet)	Distance to 65 dB L _{dn} contour (feet)		
Loyalton Spur	54	40	19		
I-395 Mainline	72	630	290		

Note: Table 7-3 assumes that the tracks are approximately at grade with nearby developments and that there is no shielding of railroad noise by intervening topography. In addition, the noise levels provided in Table II should be increased by 3 dB where warning horns are used. The railroad noise exposure will differ from these values where the tracks are significantly elevated or shielded relative to the receiver location.

SOURCE: Brown-Buntin

**Fixed Noise Sources**. The production of noise is a result of many industrial processes, even when the best available noise control technology is applied. Noise exposures within industrial facilities are controlled by federal and State employee health and safety regulations (OSHA), but exterior noise levels may exceed locally acceptable standards. Commercial, recreational and public service facility activities can also produce noise which affects adjacent sensitive land uses.

From a land use planning perspective, fixed-source noise control issues focus upon two goals: to prevent the introduction of new noise-producing uses in noise-sensitive areas, and to prevent encroachment of noise sensitive uses upon existing noise-producing facilities. The first goal can be achieved by applying noise performance standards to proposed new noise-producing uses. The second goal can be met by requiring that new noise-sensitive uses in proximity to noise-producing facilities include mitigation measures to ensure compliance with noise performance standards.

The following descriptions of existing fixed noise sources in Sierra County are intended to be representative of the relative noise impacts of such uses, and to identify specific noise sources which should be considered in the review of development proposals.

Sierra Pacific Lumber Mill: Loyalton ~ Contact: Rod Johnson, Mill Superintendent. The Sierra Pacific Lumber mill is located in the northeast quadrant of the City of Loyalton. The plant typically operates 24 hours per day, but is sometimes down between 3 am and 6 am for maintenance. Significant noise sources associated with the mill include saws, horns/whistles, air handling equipment, a cogeneration plant and logging trucks. Logging truck activity is usually limited to the summer months, when as many as 150 logging trucks access the facility daily. BBA conducted noise measurements near the mill on August 29, 1990, to quantify typical plant noise levels. An average noise level of 48 dB was measured at a distance of approximately 1000 feet from the mill area. A fully loaded logging truck registered a maximum noise level of 83.3 dB at a distance of 50 feet while traveling approximately 35 mph. Mr. Johnson reported no plans for future expansion of this facility.

16-1 Mine: Alleghany ~ Contact: Mike Miller, President. The 16-1 gold mine is located in Alleghany. Operations at the mine include the mining and milling of the gold ore. The mine operates 24 hours per day, 365 days per year. Noise producing equipment used at the mine includes earthmoving equipment, crushers, grizzlies and related mining and milling equipment. BBA measured the noise generated by air compressors at the 16-1 Mine on October 23, 1992. An average noise level of 73 dB was measured at a distance of 10 feet from some of the operating mine equipment. Ore crushing and processing equipment, similar to that used at the 16-1 Mine, typically generates noise levels in the range of 70 to 80 dB at a distance of 100 feet. Because that equipment is enclosed or partially enclosed at the 16 to 1 mine, it is estimated that overall mine noise levels are in the range of 60 to 70 dB at 100 feet from the main processing area. Mr. Miller reported that he hopes to expand the mining operation in the future, but there are no specific plans as of the time of this writing. Proposals for new noise sensitive land uses in the immediate vicinity of the 16:1 Mine should be carefully considered.

Haypress Hydroelectric Plants: Sierra City ~ Contact: Paul Chesny, PG&E. The Haypress Hydroelectric facility consists of two turbine-driven 5 megawatt generators, located approximately 4 miles outside of Sierra City. The turbines and generators are enclosed in concrete structures, which are estimated to reduce the noise emissions of the generators by approximately 20 dB in the direction of the nearest noise-sensitive use - the Wild Plum campground. The hydroelectric plants operate about 5-6 months out of each year, depending on the water level in the river. Haypress facility noise levels are estimated to be approximately 30 dB a the Wild Plum campground, which would probably not be audible over existing ambient noise levels. The Environmental Impact Report prepared for the project in 1984 also found no significant noise impacts associated with the facility operation.

Sierra Pacific Power (SPP) Substations: Loyalton Area ~ Contact: Dennis Gotcher. Noise generated at electrical substations is typically characterized as a buzz or a hum. The buzz, or hum, often results from the operation of electrical transformers and/or switching equipment. The level of noise generated by SPP facilities is a function of such factors as equipment type, size, and electrical load. A detailed study of transformer noise was prepared at the SPP substation at Olympic Village near Squaw Valley in July of 1992. The sound power level (PWL) of the SPP Olympic Village 28 MVA transformers was measured to be approximately 76 to 84 dB. At a distance of 100 feet from the transformers, the average noise level resulting from transformer operations would be approximately 36 to 44 dB L_{ea}. The potential for adverse public reaction to substation noise is a function of the proximity of a noise sensitive use to the substation, the existing ambient noise environment at the noise sensitive use, and the level and frequency content of the substation noise generation. Proposals for new noise sensitive land uses in the immediate vicinity of SPP substations should be carefully considered.

Solid Waste Transfer Stations: Alleghany and Sierra City ~ Source: BBA Field Observations. Field inspections were made at the solid waste transfer stations located outside Alleghany and Sierra City on October 23, 1992. At each location, the transfer station consisted of large metal bins located below a parking/dumping area. With the exception of the periodic removal of the large garbage bins, dumping operations at the transfer stations do not typically generate significant noise levels. However,

proposals for new noise sensitive land uses in the immediate vicinity of transfer stations should be carefully considered.

County Road Maintenance Yards: Goodyears Bar & Alleghany ~ Source: BBA Field Observations. Field inspections were made at the Corporation yards in Goodyears Bar and Alleghany on October 23, 1992. Those observations revealed that the Corporation yards were used primarily to store and service road maintenance vehicles and equipment. Heavy equipment identified at those vards included motor graders, front-end loaders, bulldozers, and other road maintenance and snow removal equipment. There were no discernable noise producing activities occurring at the corporation yards at the time of the field inspections. It is estimated that the primary noise generation at these facilities occurs when road maintenance vehicles enter and leave the yard. Overall facility noise generation is a function of the amount of road maintenance activity in the area, and is increased during snow storms. Road maintenance equipment typically generates noise levels in the range of 80 to 90 dB at a distance of 50 feet from the operating equipment. Therefore, proposals for new noise sensitive land uses in the immediate vicinity of corporation yards should be carefully considered.

Shooting Range: Sierra City, Loyalton and Sierraville. ~ Source: BBA Filed Observations. Inquiries made by BBA staff revealed that shooting ranges were located adjacent to Sierraville, Loyalton Landfill and the transfer station outside of Sierra City. Field inspections of these areas were made on October 23, 1992, but no well-defined shooting ranges were identified. It appeared that an area west of the transfer station was used for firearm practice, but no specific information pertaining to the formal operation of a shooting range was evident. Noise levels for a variety of firearm types are shown below. These data were collected at shooting ranges in Sacramento County. There was no shooting range activity during the BBA field observations at the range outside of Sierra City. However, proposals for new noise sensitive land uses in the immediate vicinity of the apparent shooting practice area should be carefully considered.

Table 7-4 FIREARM NOISE LEVELS					
Type of Firearm	Distance to Microphone	Maximum Noise Level, dB			
.44 Magnum	50	103			
.357 Magnum	50	112			
.223 Caliber	40	111			
.270 Caliber	40	110			
12 Gauge Shotgun	30	102			
.45 Caliber	10	113			
7 mm	40	113			
9 mm	10	110			
10 mm	10	113			

General Mining Operations ~ Source: BBA file data. Noise produced by mining operations can generally be classified into two groups: excavation and processing. For open pit mines, the noise generated by excavation depends on the processes employed to mine the mineral resource. The types of equipment commonly used in open pit mines include self-propelled scrapers, front-end loaders, haul trucks, conveyors, rock drills, and blasting. Because of the variations in equipment and processes employed in open pit mining, a wide range of noise levels is possible for any given mine. In addition, as the depth of the pit increases, the level of noise "escaping" into the community decreases. Noise levels in the range of 60 to 80 dB at a distance of 100 feet from equipment operating in open pit mines are not uncommon.

Excavation operations associated with underground mines also vary considerably. However, because the majority of the noise produced by the excavation is "trapped" beneath the ground, noise levels in the community resulting from underground excavation are typically much lower than levels generated by open pit mining operations.

The most significant noise generating equipment associated with processing operations is typically the crushing, sorting and

transporting equipment. As with excavation operations, noise generated by processing operations can vary considerably from one processing operation to the next. Noise levels in the range of 60 to 80 dB at a distance of 100 feet from mine processing equipment are not uncommon. By virtue of the equipment and processes used in mining activities, such uses are typically significant noise generators. Therefore, proposals for new noise sensitive land uses in the immediate vicinity of the mining operations should be carefully considered.

**Logging Operations** ~ Source: BBA file data. Noise generated during logging operations consists of an aggregate of noise from chainsaws, heavy trucks, cranes, and related equipment. Recognizing that logging methods and machinery vary, noise levels in the range of 80 to 90 dB at a distance of 100 feet from logging operations may be expected. By virtue of the location of the timber resource, logging operations occur in fairly pristine environments.

**Residential Activities** ~ Source: BBA File Data. Noise sources typically encountered in residential areas include heating ventilation and air conditioning systems (HVAC), small power tools, chain saws, stereo equipment, etc. The noise produced by these sources can vary considerably. These noise sources are typically regulated by Noise Ordinance standards.

Noon Siren in Downieville, Sierraville and Loyalton ~ Source: Julie Griffith - County Planning. Sirens are sounded daily at noon in the towns of Downieville, Sierraville and Loyalton. At one time, the sirens may have been used for emergency warnings, such as to alert volunteer fire departments. However, County staff report that the sirens are not used in that capacity now, and it is believed that the sirens are now used merely to mark the noon hour. Because the whistles serve no apparent vital purpose, they could be muffled or their use discontinued in the event that they are deemed a nuisance.

Recreation Areas ~ Source: BBA file data. There are many types of recreational activities enjoyed in Sierra County, and for each of these activities there is a wide range of noise levels which may result. The most significant recreational noise sources include power boats, off road vehicles, hunting firearms, and snowmobiles. Because noise levels generated by these types of activities vary, proposals for new noise producing activities in the vicinity of existing or approved noise sensitive uses, and vice-versa, should be carefully considered.

**Airport Noise.** Aircraft activity in Sierra County is limited to operations at Deerwater Field in Sierraville and occasional overflights by general aviation, commercial and military aircraft.

Deerwater Field airport is located in Sierraville at an elevation of 4983 feet. The airport primarily serves single engine and small twin engine aircraft. The airport provides itinerant parking but does not provide fuel, oxygen, or repair services. Because the runway is not lighted, night operations are prohibited. This facility does not meet the standards for Basic Utility classification.

According to the California Aviation System Plan, there are approximately 1,505 existing (1990) annual operations at Deerwater Field. Approximately 1,642 annual operations are predicted for the year 2005. This equates to about 4 to 5 daily operations, assuming an even distribution of operations throughout the year. If airport operations are curtailed during the winter months due to poor weather conditions, the average number of operations during the remainder of the year may approach 10 per day.

Due to the low number of existing and projected future caily operations at Deerwater Field, the 60 dB  $L_{\rm dn}$  aircraft noise contour is predicted to be located within the airport boundaries.

Community Noise Survey. A community noise survey was conducted to document noise exposure in areas of the County containing noise sensitive land uses. Noise sensitive land uses were considered to include residential areas, parks and schools. Noise monitoring sites, measured noise levels and estimated  $L_{\text{dn}}$  values at each site are summarized in Table 7-1. The community noise monitoring sites are shown by Figure 7-1.

The community noise survey results indicate that typical noise levels in noise sensitive areas of Sierra County are in the range of 32 dB to 50 dB  $L_{\mbox{\tiny dn}}$ . Traffic on local roadways, railroad and aircraft operations, and neighborhood activities are the controlling factors for background noise levels in the majority of Sierra County. In general, the areas of Sierra County which contain noise sensitive uses are relatively quiet.

The  $L_{90}$  values shown in Table 7-1 represent background noise levels, where there are typically no identifiable local noise sources. The  $L_{50}$  values represent median noise levels. The  $L_{eq}$  values in Table 7-1 represent the average noise energy during the sample periods, and show the effects of brief noisy periods. The  $L_{eq}$  values were the basis of the estimated  $L_{dn}$  values. The  $L_{dn}$  figure is the

most useful for estimating overall noise exposure.  $L_{\text{max}}$  values show the maximum noise levels observed during the samples, and are typically due to passing cars. The results of the continuous ambient noise measurements are shown on Figure 7-2.

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